

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 Normanby Chase Sandhurst VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Sandhurst

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8 Barton Drive Sandhurst VIC 3977	\$1,070,000	19-Dec-19
14 Leichhardt Court Sandhurst VIC 3977	\$980,000	16-Dec-19
12 Wills Court Sandhurst VIC 3977	\$970,000	12-Nov-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 February 2020



**8 Barton Drive Sandhurst VIC 3977** Sold Price <sup>RS</sup> **\$1,070,000** Sold Date **19-Dec-19**  
 Distance **0.55km**  
 4 Beds 2 Bathrooms 2 Car Spaces



**14 Leichhardt Court Sandhurst VIC 3977** Sold Price <sup>RS</sup> **\$980,000** Sold Date **16-Dec-19**  
 Distance **1.02km**  
 4 Beds 2 Bathrooms 2 Car Spaces



**12 Wills Court Sandhurst VIC 3977** Sold Price **\$970,000** Sold Date **12-Nov-19**  
 Distance **1.06km**  
 4 Beds 2 Bathrooms 2 Car Spaces

RS = Recent sale      UN = Undisclosed Sale

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