

## 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

20 TARCOOLA WAY 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

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,018,750

Property type

House

Suburb

Sandhurst

Period-from

01 May 2022

to

30 Apr 2023

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

3 TARCOOLA WAY SANDHURST VIC 3977	\$965,500	30-Jan-23
25 ETHEREAL WAY SANDHURST VIC 3977	\$935,000	29-Mar-23
73 SANDARRA BOULEVARD SANDHURST VIC 3977	\$925,000	04-Mar-23

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: 06 May 2023


**3 TARCOOLA WAY SANDHURST  
VIC 3977**
 4
  2
  2

Sold Price

RS

**\$965,500**

Sold Date

**30-Jan-23**

Distance

**0.11km**
**25 ETHEREAL WAY SANDHURST  
VIC 3977**
 4
  2
  2

Sold Price

RS

**\$935,000**

Sold Date

**29-Mar-23**

Distance

**0.5km**
**73 SANDARRA BOULEVARD  
SANDHURST VIC 3977**
 4
  2
  2

Sold Price

**\$925,000**

Sold Date

**04-Mar-23**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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