

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

7 FLYNN TERRACE SANDHURST VIC 3977

Indicative selling price

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

Single Price

or range
between

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

House

Suburb

Sandhurst

Period-from

01 Apr 2024

to

31 Mar 2025

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 FLINDERS CHASE SANDHURST VIC 3977	\$915,000	03-Dec-24
17 ARWON COURT SANDHURST VIC 3977	\$856,000	28-Nov-24
4 OKEEFE TERRACE SANDHURST VIC 3977	\$828,000	22-Nov-24

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: 15 April 2025

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3 FLINDERS CHASE SANDHURST VIC 3977

 3  2  2

Sold Price

\$915,000

Sold Date **03-Dec-24**

Distance

1.28km



17 ARWON COURT SANDHURST VIC 3977

 3  2  2

Sold Price

\$856,000

Sold Date **28-Nov-24**

Distance

0.87km



4 OKEEFE TERRACE SANDHURST VIC 3977

 3  2  2

Sold Price

\$828,000

Sold Date **22-Nov-24**

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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