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

4 Ravensbourne Court, Sandhurst Vic 3977

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,047,500	Pro	operty Type	Hou	se		Suburb	Sandhurst
Period - From	15/04/2023	to	14/04/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	55 Greenside Cirt SANDHURST 3977	\$1,470,000	22/12/2023
2	220 Sandhurst Blvd SANDHURST 3977	\$1,450,000	21/01/2024
3	47 Greenside Cirt SANDHURST 3977	\$1,401,000	28/10/2023

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 six months.

This Statement of Information was prepared on:

15/04/2024 12:57



4 Ravensbourne Court, Sandhurst Vic 3977

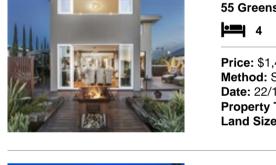






Property Type: Land Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price 15/04/2023 - 14/04/2024: \$1,047,500

Comparable Properties



55 Greenside Cirt SANDHURST 3977 (VG)

6 2



Price: \$1,470,000 Method: Sale Date: 22/12/2023 Property Type: House (Res) Land Size: 697 sqm approx

220 Sandhurst Blvd SANDHURST 3977 (REI) Agent Comments

Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 21/01/2024 Property Type: House (Res)

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47 Greenside Cirt SANDHURST 3977 (REI/VG) Agent Comments



Price: \$1,401,000 Method: Private Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 485 sqm approx

Account - Barry Plant | P: 03 9803 0400

propertydata



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