

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,047,500 Property Type House Suburb Sandhurst

Period - From 15/04/2023 to 14/04/2024 Source 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.

	Address 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



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)

Agent Comments



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



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

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