

## 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

45 NIBLICK CIRCUIT 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Sandhurst

Period-from

01 May 2023

to

30 Apr 2024

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

1 NOLAN COURT SANDHURST VIC 3977	\$1,200,000	02-Mar-24
19 OKEEFE TERRACE SANDHURST VIC 3977	\$1,190,000	16-Jan-24
6 FEATHERY GROVE SANDHURST VIC 3977	\$1,150,000	23-Jan-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: 25 May 2024



**1 NOLAN COURT SANDHURST VIC 3977**

Sold Price

**\$1,200,000**

Sold Date

**02-Mar-24**

 3  3  2

Distance

**1.36km**



**19 OKEEFE TERRACE SANDHURST VIC 3977**

Sold Price

**\$1,190,000**

Sold Date

**16-Jan-24**

 3  2  2

Distance

**1.44km**



**6 FEATHERY GROVE SANDHURST VIC 3977**

Sold Price

**\$1,150,000**

Sold Date

**23-Jan-24**

 4  2  2

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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