

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 ENNISVALE AVENUE SANDY POINT VIC 3959

Indicative selling price

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

Single Price

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Sandy Point

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

12 ACACIA STREET SANDY POINT VIC 3959	\$570,000	29-Jan-24
31 ASH AVENUE SANDY POINT VIC 3959	\$650,000	26-Apr-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 June 2025

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**12 ACACIA STREET SANDY POINT
VIC 3959**

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Sold Price

\$570,000

Sold Date

29-Jan-24

Distance

0.23km



**31 ASH AVENUE SANDY POINT VIC
3959**

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Sold Price

\$650,000

Sold Date

26-Apr-24

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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