

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

12 Miller Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,280,000 & \$2,480,000

Median sale price

Median price \$2,180,000 Property Type House Suburb Sandringham

Period - From 01/10/2023 to 31/12/2023 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	26 Fewster Rd HAMPTON 3188	\$2,600,000	29/07/2023
2	8 James Cr HAMPTON 3188	\$2,572,500	15/11/2023
3	43 Dalmont St HIGHETT 3190	\$2,380,000	01/09/2023

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:

23/01/2024 13:33



Rooms: 7
Property Type: House (Res)
Land Size: 584.809 sqm approx
Agent Comments

Indicative Selling Price
\$2,280,000 - \$2,480,000
Median House Price
December quarter 2023: \$2,180,000

Comparable Properties



26 Fewster Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,600,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 530 sqm approx



8 James Cr HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,572,500
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 592 sqm approx



43 Dalmont St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$2,380,000
Method: Private Sale
Date: 01/09/2023
Property Type: House (Res)
Land Size: 604 sqm approx

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