

# 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

124 Abbott Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### 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	82 Vincent St SANDRINGHAM 3191	\$1,700,000	10/03/2024
2	4 Francis St SANDRINGHAM 3191	\$1,690,000	30/10/2023
3	17 Balmoral Av SANDRINGHAM 3191	\$1,580,000	13/02/2024

**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:

27/03/2024 16:19



3 2 1

**Property Type:** House (Res)

**Land Size:** 390 sqm approx

Agent Comments

## Comparable Properties



**82 Vincent St SANDRINGHAM 3191 (REI)**

Agent Comments

5 2 3

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 10/03/2024

**Property Type:** House (Res)

**Land Size:** 565 sqm approx



**4 Francis St SANDRINGHAM 3191 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,690,000

**Method:** Private Sale

**Date:** 30/10/2023

**Property Type:** House (Res)

**Land Size:** 378 sqm approx



**17 Balmoral Av SANDRINGHAM 3191 (REI)**

Agent Comments

3 2 1

**Price:** \$1,580,000

**Method:** Sold Before Auction

**Date:** 13/02/2024

**Property Type:** House (Res)

**Land Size:** 458 sqm approx