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								
Range betwee	en \$1,550,000		&		\$1,650,000			
Median sale price								
Median price	\$2,180,000	Pro	Property Type H		House		Suburb	Sandringham
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress 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







Property Type: House (Res) **Land Size:** 390 sqm approx Agent Comments 0419 519 311 pbond@hodges.com.au Indicative Selling Price \$1,550,000 - \$1,650,000

Paul Bond 9598 1111

Median House Price December quarter 2023: \$2,180,000

Comparable Properties

82 Vincent St SANDRINGHAM 3191 (REI) 5 2 3 Price: \$1,700,000 Method: Private Sale Date: 10/03/2024 Property Type: House (Res) Land Size: 565 sqm approx	Agent Comments
4 Francis St SANDRINGHAM 3191 (REI/VG) 2 1 2 2 2 Price: \$1,690,000 Method: Private Sale Date: 30/10/2023 Property Type: House (Res) Land Size: 378 sqm approx	Agent Comments
17 Balmoral Av SANDRINGHAM 3191 (REI) 3 2 2 1 Price: \$1,580,000 Method: Sold Before Auction	Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

Date: 13/02/2024

Property Type: House (Res) Land Size: 458 sqm approx





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