

# 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

17 Holzer 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 \$2,200,000 & \$2,380,000

### Median sale price

Median price \$2,087,500 Property Type House Suburb Sandringham

Period - From 03/08/2022 to 02/08/2023 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	87 David St HAMPTON 3188	\$2,400,000	01/04/2023
2	38A Teddington Rd HAMPTON 3188	\$2,385,000	22/04/2023
3	26A Kingston St HAMPTON 3188	\$2,350,000	10/05/2023

**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:

03/08/2023 09:17



4   3   2

**Property Type:** Land  
**Land Size:** 410sqm sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,200,000 - \$2,380,000  
**Median House Price**  
03/08/2022 - 02/08/2023: \$2,087,500

## Comparable Properties



**87 David St HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$2,400,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 427 sqm approx



**38A Teddington Rd HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$2,385,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 383 sqm approx



**26A Kingston St HAMPTON 3188 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$2,350,000  
**Method:** Sold Before Auction  
**Date:** 10/05/2023  
**Property Type:** Townhouse (Res)

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