# 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

19 Mclauchlin Avenue, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$3,500,000		&		\$3,700,000					
Median sale p	rice									
Median price	\$2,100,000	Pro	operty Type	Hou	ISE		Suburb	Sandringham		
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Holloway Rd SANDRINGHAM 3191	\$3,680,000	05/02/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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:

24/04/2025 11:30







Property Type: House Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$3,500,000 - \$3,700,000 Median House Price Year ending March 2025: \$2,100,000

Agent Comments

# **Comparable Properties**



2 Holloway Rd SANDRINGHAM 3191 (REI/VG)



Price: \$3,680,000 Method: Private Sale Date: 05/02/2025 Property Type: House Land Size: 701 sqm approx

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.

#### Account - Marshall White | P: 03 9822 9999



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