

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 Susan Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$3,650,000 & \$3,950,000

Median sale price

Median price \$2,021,000 Property Type House Suburb Sandringham

Period - From 01/10/2022 to 30/09/2023 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	37 Fernhill Rd SANDRINGHAM 3191	\$3,900,000	25/09/2023
2	17 Retreat Rd HAMPTON 3188	\$3,840,000	14/10/2023
3	25 Fernhill Rd SANDRINGHAM 3191	\$3,715,000	25/03/2023

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:

31/10/2023 14:26



5 3 1

Rooms: 8
Property Type: House (Res)
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$3,650,000 - \$3,950,000
Median House Price
Year ending September 2023: \$2,021,000

Comparable Properties



37 Fernhill Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$3,900,000
Method: Private Sale
Date: 25/09/2023
Property Type: House



17 Retreat Rd HAMPTON 3188 (REI)

Agent Comments

5 2 2

Price: \$3,840,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 604 sqm approx



25 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 2

Price: \$3,715,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 595 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840