

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

2/37 VICTORIA STREET SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Sandringham

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/20 DAVID STREET HAMPTON VIC 3188	\$932,500	22-Mar-24
5/34 LINACRE ROAD HAMPTON VIC 3188	\$880,000	22-Dec-23
5/156 BAY ROAD SANDRINGHAM VIC 3191	\$843,000	12-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 01 May 2024



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**2/20 DAVID STREET HAMPTON
VIC 3188**

2 1 1

Sold Price

\$932,500

Sold Date **22-Mar-24**

Distance **1.49km**



**5/34 LINACRE ROAD HAMPTON
VIC 3188**

2 1 1

Sold Price

\$880,000

Sold Date **22-Dec-23**

Distance **1.73km**



**5/156 BAY ROAD SANDRINGHAM
VIC 3191**

2 1 1

Sold Price

\$843,000

Sold Date **12-Jan-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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