

# 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

3 Darcy Avenue, 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 \$1,850,000 & \$2,000,000

### Median sale price

Median price \$2,095,000 Property Type House Suburb Sandringham

Period - From 01/07/2023 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	24 Harold St SANDRINGHAM 3191	\$2,180,000	14/10/2023
2	12 Stevens Pde BLACK ROCK 3193	\$1,950,000	20/09/2023
3	146 Bluff Rd BLACK ROCK 3193	\$1,860,000	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:

19/10/2023 09:43



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,850,000 - \$2,000,000  
**Median House Price**  
September quarter 2023: \$2,095,000

## Comparable Properties



**24 Harold St SANDRINGHAM 3191 (REI)**

Agent Comments



**Price:** \$2,180,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



**12 Stevens Pde BLACK ROCK 3193 (REI)**

Agent Comments



**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House



**146 Bluff Rd BLACK ROCK 3193 (REI/VG)**

Agent Comments



**Price:** \$1,860,000  
**Method:** Private Sale  
**Date:** 10/05/2023  
**Property Type:** House  
**Land Size:** 595 sqm approx

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