

# 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 34 Codrington 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$2,180,000 Property Type House Suburb Sandringham

Period - From 01/10/2023 to 31/12/2023 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	5 Queens Sq SANDRINGHAM 3191	\$1,907,000	09/12/2023
2	24 Grange Rd SANDRINGHAM 3191	\$1,880,000	16/09/2023
3	1 Norwood St SANDRINGHAM 3191	\$1,806,000	19/12/2023

**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: 15/03/2024 14:57



**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 399.158 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
December quarter 2023: \$2,180,000

## Comparable Properties



**5 Queens Sq SANDRINGHAM 3191 (REI/VG)** [Agent Comments](#)



**Price:** \$1,907,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 359 sqm approx



**24 Grange Rd SANDRINGHAM 3191 (REI/VG)** [Agent Comments](#)



**Price:** \$1,880,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx



**1 Norwood St SANDRINGHAM 3191 (REI)** [Agent Comments](#)



**Price:** \$1,806,000  
**Method:** Auction Sale  
**Date:** 19/12/2023  
**Property Type:** House (Res)  
**Land Size:** 491 sqm approx