

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 35 Sandringham Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,910,000 & \$2,090,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Sandringham

Period - From 01/01/2023 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	104 Bay Rd SANDRINGHAM 3191	\$2,130,000	25/07/2023
2	40 Vincent St SANDRINGHAM 3191	\$2,100,000	13/11/2023
3	120 Linacre Rd HAMPTON 3188	\$2,020,000	09/12/2023

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: 30/01/2024 17:39



4 2 1

Property Type: House (Res)

Land Size: 384 sqm approx

Agent Comments

Indicative Selling Price
\$1,910,000 - \$2,090,000
Median House Price
Year ending December 2023: \$2,100,000

Comparable Properties



104 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 1 2

Price: \$2,130,000

Method: Private Sale

Date: 25/07/2023

Property Type: House (Res)

Land Size: 491 sqm approx



40 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$2,100,000

Method: Private Sale

Date: 13/11/2023

Property Type: House



120 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$2,020,000

Method: Private Sale

Date: 09/12/2023

Property Type: House

Account - Marshall White | P: 03 9822 9999