# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$2,600,000

# Property offered for sale

Address	36 Cowper Street, Sandringham Vic 3191
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,600,000	&	\$2,750,000
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#### Median sale price

Median price	\$2,180,000	Pro	perty 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)

84 Beach Rd SANDRINGHAM 3191

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.

Add	dress of comparable property	Price	Date of sale
1	36 Service St HAMPTON 3188	\$2,750,000	17/03/2024
2	4 Moor St SANDRINGHAM 3191	\$2,667,500	09/03/2024

#### OR

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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:	09/04/2024 15:13



02/11/2023



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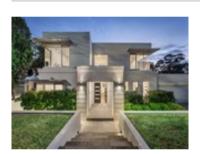
Indicative Selling Price \$2,600,000 - \$2,750,000 Median House Price December quarter 2023: \$2,180,000





**Property Type:** House **Land Size:** 560 sqm approx Agent Comments

# Comparable Properties



36 Service St HAMPTON 3188 (REI)

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Price: \$2,750,000 Method: Sold After Auction

Date: 17/03/2024 Property Type: House **Agent Comments** 



4 Moor St SANDRINGHAM 3191 (REI)

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**6** 

Price: \$2,667,500 Method: Private Sale Date: 09/03/2024 Property Type: House Land Size: 643 sqm approx Agent Comments



84 Beach Rd SANDRINGHAM 3191 (REI/VG)





**A** 

Price: \$2,600,000 Method: Private Sale Date: 02/11/2023 Property Type: House Land Size: 265 sqm approx Agent Comments

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



