

## 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

4 GEORGIANA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,095,000

&

\$2,295,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Apr 2023

to

31 Mar 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

5 MOOR STREET SANDRINGHAM VIC 3191	\$2,410,000	21-Oct-23
15 LINACRE ROAD HAMPTON VIC 3188	\$2,400,000	22-Dec-23
66 ORLANDO STREET HAMPTON VIC 3188	\$2,200,000	28-Oct-23

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.~~

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**5 MOOR STREET SANDRINGHAM  
VIC 3191**

3 2 1

Sold Price <sup>RS</sup> **\$2,410,000** <sup>UN</sup> Sold Date **21-Oct-23**

Distance **0.3km**



**15 LINACRE ROAD HAMPTON VIC  
3188**

3 1 2

Sold Price **\$2,400,000** Sold Date **22-Dec-23**

Distance **0.46km**



**66 ORLANDO STREET HAMPTON  
VIC 3188**

4 2 2

Sold Price **\$2,200,000** Sold Date **28-Oct-23**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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