

# 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 41 Hobson 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)

Single price  or range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$2,130,000 Property type House Suburb SANDRINGHAM  
Period - From 13/06/2023 to 12/06/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 31 Hobson Street Sandringham Vic 3191	\$1,450,000	2024-02-24
2 1/64 Sargood Street Hampton Vic 3188	\$1,550,000	2024-03-16
3 3 Tarwin Avenue Hampton East Vic 3188	\$1,450,000	2024-04-26

This Statement of Information was prepared on: 13/06/2024

