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	7 Codrington 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 \$2,100,000	&	\$2,300,000
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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	9	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

Address of comparable property		Price	Date of sale
1	10 Daly Rd SANDRINGHAM 3191	\$2,460,000	07/03/2024
2	31 Potter St BLACK ROCK 3193	\$2,325,000	28/10/2023
3	12 Collingwood St SANDRINGHAM 3191	\$2,275,000	07/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/04/2024 16:20





9598 1111 0419 519 311 pbond@hodges.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price** December guarter 2023: \$2,180,000





Divorce/Estate/Family Transfers Land Size: 715 sqm approx

Agent Comments

Comparable Properties



10 Daly Rd SANDRINGHAM 3191 (REI)

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Price: \$2,460,000

Method: Sold Before Auction

Date: 07/03/2024

Property Type: House (Res) Land Size: 837 sqm approx

Agent Comments



31 Potter St BLACK ROCK 3193 (REI/VG)



Price: \$2,325,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 883 sqm approx **Agent Comments**



12 Collingwood St SANDRINGHAM 3191 (REI) Agent Comments

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Price: \$2,275,000 Method: Private Sale Date: 07/12/2023

Property Type: House (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





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