## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 27 Susan Street, Sandringham Vic 3191

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,550,000		&		\$1,650,000				
Median sale price									
Median price	\$2,150,000	Pro	Property Type Ho		use		Suburb	Sandringham	
Period - From	01/04/2022	to	31/03/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Grout St HAMPTON 3188	\$1,615,000	24/02/2023
2	12 Hobson St SANDRINGHAM 3191	\$1,532,000	03/12/2022
3			

OR

**B**<sup>\*</sup> 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:

26/05/2023 08:59









**Property Type:** Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending March 2023: \$2,150,000

# **Comparable Properties**



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.

#### Account - Barry Plant | P: 03 9586 0500

propertydata



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