

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 Minnie Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$3,500,000 & \$3,700,000

Median sale price

Median price \$2,177,500 Property Type House Suburb Sandringham

Period - From 21/08/2023 to 20/08/2024 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	Price	Date of sale
1	10 Avelin St HAMPTON 3188	\$3,575,000	24/02/2024
2			
3			

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 six months.

This Statement of Information was prepared on: 21/08/2024 15:52



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Property Type: House

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,700,000

Median House Price

21/08/2023 - 20/08/2024: \$2,177,500

Comparable Properties



10 Avelin St HAMPTON 3188 (REI)

Agent Comments

5 2 2

Price: \$3,575,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 656 sqm approx

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.

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