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

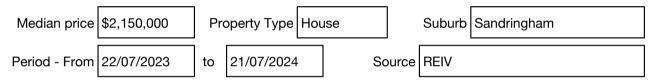
3a Cowper Street, Sandringham Vic 3191

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquo | |
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Single price \$1,520,000

Median sale price



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 | 1/64 Sargood St HAMPTON 3188 | \$1,550,000 | 16/03/2024 |
| 2 | 102 Bamfield St SANDRINGHAM 3191 | \$1,500,000 | 28/03/2024 |
| 3 | 31 Hobson St SANDRINGHAM 3191 | \$1,450,000 | 24/02/2024 |

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:

22/07/2024 13:53









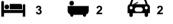
Property Type: House Agent Comments

Indicative Selling Price \$1,520,000 Median House Price 22/07/2023 - 21/07/2024: \$2,150,000

Comparable Properties



1/64 Sargood St HAMPTON 3188 (REI)



Price: \$1,550,000 Method: Auction Sale Date: 16/03/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 28/03/2024

Property Type: House

2

Ro Wilde

31 Hobson St SANDRINGHAM 3191 (REI)

102 Bamfield St SANDRINGHAM 3191 (REI)



Agent Comments

Price: \$1,450,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 325 sqm approx

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





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