

# 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/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,520,000

### Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Sandringham

Period - From

22/07/2023

to

21/07/2024

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	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



2   1   1

**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)**

**Agent Comments**

3   2   2

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



**102 Bamfield St SANDRINGHAM 3191 (REI)**

**Agent Comments**

2   1   1

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



**31 Hobson St SANDRINGHAM 3191 (REI)**

**Agent Comments**

3   2   2

**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