

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

10 Jennings Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,980,000

&

\$2,170,000

Median sale price

Median price

\$2,170,000

Property Type

House

Suburb

Sandringham

Period - From

01/01/2024

to

31/12/2024

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 | 12 Banks Av HAMPTON 3188 | \$2,010,000 | 19/10/2024 |
| 2 | 32 Harold St SANDRINGHAM 3191 | \$2,020,000 | 09/10/2024 |
| 3 | 129 Abbott St SANDRINGHAM 3191 | \$2,155,000 | 06/07/2024 |

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:

30/01/2025 16:12



3 2 2

Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$1,980,000 - \$2,170,000
Median House Price
Year ending December 2024: \$2,170,000

Comparable Properties



12 Banks Av HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$2,010,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 717 sqm approx



32 Harold St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 1 3

Price: \$2,020,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: House (Res)
Land Size: 586 sqm approx



129 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$2,155,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840