

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 6 Darcy Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Sandringham

Period - From 01/04/2023 to 30/06/2023 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	6 Kirkwood St BEAUMARIS 3193	\$1,620,000	16/05/2023
2	1 Cooke St SANDRINGHAM 3191	\$1,600,000	30/03/2023
3	9 Stuart Av CHELTENHAM 3192	\$1,520,000	15/04/2023

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.~~

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2023: \$1,850,000



3 2 2

Rooms: 6

Property Type: House

Land Size: 451 sqm approx

Agent Comments

Comparable Properties



6 Kirkwood St BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,620,000

Method: Private Sale

Date: 16/05/2023

Property Type: House



1 Cooke St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 1 3

Price: \$1,600,000

Method: Private Sale

Date: 30/03/2023

Property Type: House (Res)

Land Size: 689 sqm approx



9 Stuart Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,520,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

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