

# 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

7 Codrington 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)

Range between 

\$2,100,000
-------------

 & 

\$2,300,000
-------------

### Median sale price

Median price 

\$2,180,000
-------------

 Property Type 

House
-------

 Suburb 

Sandringham
-------------

Period - From 

01/10/2023
------------

 to 

31/12/2023
------------

 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	10 Daly Rd SANDRINGHAM 3191	\$2,460,000	07/03/2024
2	31 Potter St BLACK ROCK 3193	\$2,325,000	28/10/2023
3	12 Collingwood St SANDRINGHAM 3191	\$2,275,000	07/12/2023

**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.~~

This Statement of Information was prepared on: 

03/04/2024 16:20
------------------



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 715 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
December quarter 2023: \$2,180,000

## Comparable Properties



**10 Daly Rd SANDRINGHAM 3191 (REI)**

[Agent Comments](#)



**Price:** \$2,460,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2024  
**Property Type:** House (Res)  
**Land Size:** 837 sqm approx

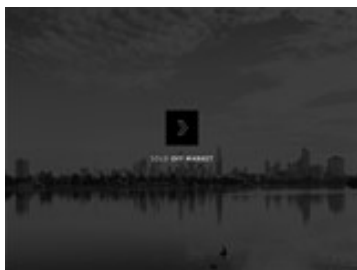


**31 Potter St BLACK ROCK 3193 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,325,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 883 sqm approx



**12 Collingwood St SANDRINGHAM 3191 (REI)**

[Agent Comments](#)



**Price:** \$2,275,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** House (Res)