

# 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 44 Harold 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,295,000 Property Type House Suburb Sandringham

Period - From 01/01/2022 to 31/12/2022 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 | 19 Bent Pde BLACK ROCK 3193     | \$1,942,500 | 04/03/2023   |
| 2 | 45 Red Bluff St BLACK ROCK 3193 | \$1,870,000 | 28/10/2022   |
| 3 | 76 Victoria St SANDRINGHAM 3191 | \$1,845,000 | 18/03/2023   |

**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: 29/03/2023 13:36



4   2   2

**Property Type:** House  
**Land Size:** 790 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
Year ending December 2022: \$2,295,000

## Comparable Properties



**19 Bent Pde BLACK ROCK 3193 (REI)**

Agent Comments

4   2   2

**Price:** \$1,942,500  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 555 sqm approx



**45 Red Bluff St BLACK ROCK 3193 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,870,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2022  
**Property Type:** House (Res)  
**Land Size:** 502 sqm approx



**76 Victoria St SANDRINGHAM 3191 (REI)**

Agent Comments

4   3   2

**Price:** \$1,845,000  
**Method:** Auction Sale  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 449 sqm approx

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