

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

1/118 Abbott Street, 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	70A Sandringham Rd SANDRINGHAM 3191	\$1,720,000	19/08/2023
2	2 Chalmers Av SANDRINGHAM 3191	\$1,633,000	13/05/2023
3	27 Susan St SANDRINGHAM 3191	\$1,560,000	24/06/2023

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:

13/09/2023 10:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
June quarter 2023: \$1,850,000

Comparable Properties



70A Sandringham Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,720,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)



2 Chalmers Av SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,633,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)



27 Susan St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,560,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598