

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

31 George Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Sandringham

Period - From 25/07/2023 to 24/07/2024 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	53B Tibrockney St HIGHETT 3190	\$1,550,000	11/05/2024
2	36a Highett Rd HAMPTON 3188	\$1,610,000	07/05/2024
3	17 Balmoral Av SANDRINGHAM 3191	\$1,580,000	13/02/2024

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:

25/07/2024 09:07



Rooms: 4

Property Type: House (Res)

Land Size: 408 sqm approx

Agent Comments

Comparable Properties



53B Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)

Land Size: 347 sqm approx



36a Highett Rd HAMPTON 3188 (VG)

Agent Comments



Price: \$1,610,000

Method: Sale

Date: 07/05/2024

Property Type: House (Res)

Land Size: 376 sqm approx



17 Balmoral Av SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$1,580,000

Method: Sold Before Auction

Date: 13/02/2024

Property Type: House (Res)

Land Size: 458 sqm approx