Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 George Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,480,000		&		\$1,580,000				
Median sale price									
Median price	\$2,150,000	Pro	operty Type	Hou	se		Suburb	Sandringham	
Period - From	25/07/2023	to	24/07/2024		So	urce	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.

Add	dress 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: 8 Property Type: House (Res) Land Size: 408 sqm approx Agent Comments Nick Sinclair 9598 1111 0422 217 788 nsinclair@hodges.com.au

Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price 25/07/2023 - 24/07/2024: \$2,150,000

Comparable Properties



53B Tibrockney St HIGHETT 3190 (REI/VG)



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

Agent Comments



Price: \$1,610,000 Method: Sale Date: 07/05/2024 Property Type: House (Res)



2

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

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





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