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

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Idress b and stcode	2/72 Grange Road, Sandringham, VIC 3191									
ing pr	ice									
For the meaning of this price see consumer.vic.gov.au/underquoting										
price	\$1,525,000	or	r range l	between			&			
rice										
2,100,0	000	Proper	rty type	House		Suburb	SANDRING	HAM		
2/09/20	22 to	01/09/202	23	Source	core_logic	;				
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Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Ac	dress of comparable property	Price	Date of sale
1	182 Highett Road Highett Vic 3190	\$1,600,000	2023-05-12
2	45 Fewster Road Hampton Vic 3188	\$1,580,000	2023-04-22
3	3a Dart Street Highett Vic 3190	\$1,550,000	2023-03-06

This Statement of Information was prepared on: 02/09/2023

