

# 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

18 Moor 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)

Single price \$2,600,000

### Median sale price

Median price \$2,175,000

Property Type House

Suburb Sandringham

Period - From 02/09/2023

to 01/09/2024

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 | 103 Beach Rd SANDRINGHAM 3191  | \$2,610,000 | 31/08/2024   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

02/09/2024 11:18



 4  4  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,600,000

**Median House Price**

02/09/2023 - 01/09/2024: \$2,175,000

## Comparable Properties



**103 Beach Rd SANDRINGHAM 3191 (REI)**

Agent Comments

 5  2  3

**Price:** \$2,610,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House

**Land Size:** 432 sqm approx

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.

**Account - Jellis Craig | P: 03 9194 1200**