# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	8 Neptune Street, Sandringham Vic 3191
Including suburb and	
postcode	

# Indicative selling price

Property offered for sale

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

Range between	\$2,800,000	&	\$2,950,000
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#### Median sale price

Median price	\$2,170,000	Pro	perty Type	House		Suburb	Sandringham
Period - From	01/01/2024	to	31/12/2024		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 sixmonths 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	23 Victoria St SANDRINGHAM 3191	\$2,950,000	16/11/2024
2			
3			

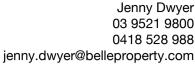
OR

**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:	12/03/2025 10:13







**Indicative Selling Price** \$2,800,000 - \$2,950,000 **Median House Price** Year ending December 2024: \$2,170,000



Property Type: House (Res) Land Size: 815 sqm approx

**Agent Comments** 

# Comparable Properties



23 Victoria St SANDRINGHAM 3191 (REI/VG)

Price: \$2,950,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 929 sqm approx

**Agent Comments** 

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



