

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

4 Moor Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$2,690,000

Median sale price

Median price \$2,180,000

Property Type House

Suburb Sandringham

Period - From 01/10/2023

to 31/12/2023

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 | 5 Susan St SANDRINGHAM 3191 | \$2,810,000 | 02/03/2024 |
| 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:

04/03/2024 11:11



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Rooms: 10
Property Type: House (Res)
Land Size: 643sqm sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,690,000
Median House Price
December quarter 2023: \$2,180,000

Comparable Properties



5 Susan St SANDRINGHAM 3191 (REI)

[Agent Comments](#)

4 2 3

Price: \$2,810,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 741 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.