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

Range between $2,550,000 & $2,600,000

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	21 Myrtle Rd HAMPTON 3188	$2,700,000	29/08/2023
2	7 Barnett St HAMPTON 3188	$2,550,000	08/10/2023
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: 19/02/2024 17:05

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4   **2.5**   **2**

Rooms: 10
Property Type: House
Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price
$2,550,000 - $2,600,000
Median House Price
December quarter 2023: $2,180,000

Comparable Properties

21 Myrtle Rd HAMPTON 3188 (REI/VG)

4   **3**   **1**

Price: $2,700,000
Method: Private Sale
Date: 29/08/2023
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

7 Barnett St HAMPTON 3188 (REI/VG)

4   **2**   **5**

Price: $2,550,000
Method: Private Sale
Date: 08/10/2023
Property Type: House
Land Size: 780 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.

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