## 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	16 Miller Street, Sandringham Vic 3191
postcode	

#### Indicative selling price

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

Range between	\$1,850,000	&	\$2,035,000
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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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	57 David St HAMPTON 3188	\$1,937,000	05/12/2024
2	2a John St SANDRINGHAM 3191	\$1,860,000	23/11/2024
3	54 Vincent St SANDRINGHAM 3191	\$1,955,000	04/10/2024

#### 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.

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Property Type: House Land Size: 628 sqm approx

**Indicative Selling Price** \$1,850,000 - \$2,035,000 **Median House Price** Year ending December 2024: \$2,170,000

# Comparable Properties



57 David St HAMPTON 3188 (REI/VG)

Price: \$1,937,000 Method: Private Sale Date: 05/12/2024 Property Type: House

Land Size: 371 sqm approx

**Agent Comments** 



2a John St SANDRINGHAM 3191 (REI)



Price: \$1,860,000 Method: Auction Sale Date: 23/11/2024

Property Type: Townhouse (Res)

Agent Comments



54 Vincent St SANDRINGHAM 3191 (REI/VG)

Price: \$1,955,000 Method: Private Sale Date: 04/10/2024

Property Type: House (Res) Land Size: 478 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9194 1200





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