

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 8 Dunsterville Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,350,000 & \$2,500,000

Median sale price

Median price \$2,225,000 Property Type House Suburb Sandringham

Period - From 29/10/2023 to 28/10/2024 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	5 Poole Av HAMPTON 3188	\$2,450,000	14/09/2024
2	40 Sims St SANDRINGHAM 3191	\$2,450,000	13/09/2024
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: 29/10/2024 09:53



 4  2  1

Rooms: 9
Property Type: House
Land Size: 603 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
29/10/2023 - 28/10/2024: \$2,225,000

Comparable Properties

5 Poole Av HAMPTON 3188 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,450,000
Method: Sold Before Auction
Date: 14/09/2024
Property Type: House (Res)
Land Size: 583 sqm approx



40 Sims St SANDRINGHAM 3191 (REI)

Agent Comments

 3  2  -

Price: \$2,450,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: House (Res)
Land Size: 681 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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840