

# 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

36 Cowper Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,750,000

### 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	36 Service St HAMPTON 3188	\$2,750,000	17/03/2024
2	4 Moor St SANDRINGHAM 3191	\$2,667,500	09/03/2024
3	84 Beach Rd SANDRINGHAM 3191	\$2,600,000	02/11/2023

**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:

09/04/2024 15:13

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**Indicative Selling Price**

\$2,600,000 - \$2,750,000

**Median House Price**

December quarter 2023: \$2,180,000



 4  2.5  2

**Property Type:** House

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties



**36 Service St HAMPTON 3188 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,750,000

**Method:** Sold After Auction

**Date:** 17/03/2024

**Property Type:** House



**4 Moor St SANDRINGHAM 3191 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,667,500

**Method:** Private Sale

**Date:** 09/03/2024

**Property Type:** House

**Land Size:** 643 sqm approx



**84 Beach Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$2,600,000

**Method:** Private Sale

**Date:** 02/11/2023

**Property Type:** House

**Land Size:** 265 sqm approx

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