

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

5 Susan Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,700,000 & \$2,850,000

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	2 Backhaus St HAMPTON 3188	\$2,961,000	15/12/2023
2	16 Myrtle Rd HAMPTON 3188	\$2,825,000	30/08/2023
3	1 Hayward Gr HAMPTON 3188	\$2,820,000	27/10/2023

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:

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Indicative Selling Price
\$2,700,000 - \$2,850,000

Median House Price

December quarter 2023: \$2,180,000



   2 plus
off
street
3/4 3

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 759 sqm approx
Agent Comments
Pool

Comparable Properties



2 Backhaus St HAMPTON 3188 (REI)

Agent Comments

 4  3  2

Price: \$2,961,000
Method: Sold Before Auction
Date: 15/12/2023
Property Type: House (Res)
Land Size: 666 sqm approx



16 Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,825,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: House
Land Size: 702 sqm approx



1 Hayward Gr HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,820,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 612 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840