

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

89 GRANGE ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,101,000

Property type

House

Suburb

Sandringham

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

170 THOMAS STREET HAMPTON VIC 3188	\$1,175,000	15-Jun-23
54 BEAUMARIS PARADE HIGHETT VIC 3190	\$1,205,000	16-Sep-23
1/5 LOVE STREET BLACK ROCK VIC 3193	\$1,255,000	02-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 08 November 2023



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**170 THOMAS STREET HAMPTON
VIC 3188**

Sold Price ^{RS} **\$1,175,000** ^{UN} Sold Date **15-Jun-23**

3 1 3

Distance **0.94km**



**54 BEAUMARIS PARADE HIGHETT
VIC 3190**

Sold Price ^{RS} **\$1,205,000** Sold Date **16-Sep-23**

3 1 1

Distance **1.29km**



**1/5 LOVE STREET BLACK ROCK
VIC 3193**

Sold Price ^{RS} **\$1,255,000** Sold Date **02-Sep-23**

3 2 2

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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