

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

7a Moor Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Sandringham

Period - From 01/04/2022

to 31/03/2023

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	39a Grange Rd SANDRINGHAM 3191	\$1,950,000	29/04/2023
2	117 Ludstone St HAMPTON 3188	\$1,870,000	25/02/2023
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:

01/07/2023 12:36



Rooms: 7

Property Type: House (Res)

Land Size: 556.036 sqm approx

Agent Comments

Indicative Selling Price

\$1,975,000

Median House Price

Year ending March 2023: \$2,150,000

Comparable Properties



39a Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 346 sqm approx

117 Ludstone St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,870,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 283 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