

# 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 8a Cooke 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)

Single price \$1,895,000

### Median sale price

Median price \$2,170,000

Property Type House

Suburb Sandringham

Period - From 01/01/2024

to 31/12/2024

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	3/43b Arkaringa Cr BLACK ROCK 3193	\$1,850,000	09/12/2024
2	67a Tibrockney St HIGHETT 3190	\$1,808,000	30/10/2024
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:

17/03/2025 11:50



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**3/43b Arkaringa Cr BLACK ROCK 3193 (REI/VG)**

Agent Comments



**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 09/12/2024

**Property Type:** Townhouse (Single)



**67a Tibrockney St HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,808,000

**Method:** Auction Sale

**Date:** 30/10/2024

**Property Type:** Townhouse (Res)

**Land Size:** 414 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.