

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

18 Francis Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Sandringham

Period - From 01/07/2019 to 30/09/2019 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	18 Bridge St HAMPTON 3188	\$2,470,000	10/08/2019
2	57 Orlando St HAMPTON 3188	\$2,240,000	05/10/2019
3	16 Neptune St SANDRINGHAM 3191	\$2,100,000	17/08/2019

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:

08/11/2019 11:29



Property Type: House
Land Size: 755.14 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,300,000
Median House Price
September quarter 2019: \$1,430,000

Comparable Properties



18 Bridge St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,470,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)



57 Orlando St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,240,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 557 sqm approx



16 Neptune St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House (Res)
Land Size: 873 sqm approx