

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

77 Grange Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,050,000 & \$2,200,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Sandringham

Period - From 01/07/2023 to 30/06/2024 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	122 Ludstone St HAMPTON 3188	\$2,150,000	21/09/2024
2	24 Orlando St HAMPTON 3188	\$2,150,000	02/08/2024
3	26 Flowerdale Rd HAMPTON EAST 3188	\$2,150,000	28/06/2024

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: 09/10/2024 10:07



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Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
 \$2,050,000 - \$2,200,000
Median House Price
 Year ending June 2024: \$2,150,000

Comparable Properties



122 Ludstone St HAMPTON 3188 (REI)

Agent Comments

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Price: \$2,150,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 501 sqm approx



24 Orlando St HAMPTON 3188 (VG)

Agent Comments

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Price: \$2,150,000
Method: Sale
Date: 02/08/2024
Property Type: House (Res)
Land Size: 323 sqm approx



26 Flowerdale Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

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Price: \$2,150,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 699 sqm approx

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