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 | 77 Grange Road, Sandringham Vic 3191 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty 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

| Add | dress 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 comparableproperties 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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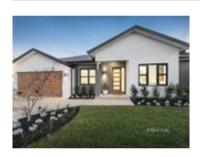




Property Type: House Land Size: 650 sqm approx **Agent Comments**

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)





Price: \$2,150,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 501 sqm approx

Agent Comments



24 Orlando St HAMPTON 3188 (VG)





Price: \$2,150,000 Method: Sale Date: 02/08/2024

Property Type: House (Res) Land Size: 323 sqm approx

Agent Comments



26 Flowerdale Rd HAMPTON EAST 3188

(REI/VG)

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

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



