

# 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

9 Daly Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,600,000

### Median sale price

Median price \$2,295,000 Property Type House Suburb Sandringham

Period - From 01/01/2022 to 31/12/2022 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	125 Linacre Rd HAMPTON 3188	\$2,700,000	18/02/2023
2	76 Willis St HAMPTON 3188	\$2,695,000	25/02/2023
3	43 Grange Rd SANDRINGHAM 3191	\$2,537,000	07/09/2022

**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:

27/02/2023 13:09

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**Indicative Selling Price**

\$2,500,000 - \$2,600,000

**Median House Price**

Year ending December 2022: \$2,295,000



4 2.5 2

**Property Type:** House (Res)

**Land Size:** 683 sqm approx

Agent Comments

## Comparable Properties



125 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

5 2 2

665 sqm

**Price:** \$2,700,000

**Method:**

**Date:** 18/02/2023

**Property Type:** House



76 Willis St HAMPTON 3188 (REI)

Agent Comments

4 3 4

**Price:** \$2,695,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



43 Grange Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,537,000

**Method:** Sold Before Auction

**Date:** 07/09/2022

**Property Type:** House (Res)

**Land Size:** 618 sqm approx

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