

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

21a Nelson Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,925,000 & \$2,050,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Sandringham

Period - From 19/07/2022 to 18/07/2023 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	47a Edward St SANDRINGHAM 3191	\$2,100,000	27/02/2023
2	37 Kendall St HAMPTON 3188	\$2,030,000	06/05/2023
3	39a Grange Rd SANDRINGHAM 3191	\$1,950,000	29/04/2023

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:

19/07/2023 09:02

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Indicative Selling Price

\$1,925,000 - \$2,050,000

Median House Price

19/07/2022 - 18/07/2023: \$2,100,000



Rooms: 7

Property Type: House

Land Size: 308 sqm approx

Agent Comments

Comparable Properties

47a Edward St SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$2,100,000

Method: Sale

Date: 27/02/2023

Property Type: House (Res)

Land Size: 732 sqm approx



37 Kendall St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,030,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)



39a Grange Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 346 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840