

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

4 Le Fevre Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

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	41 Hobson St SANDRINGHAM 3191	\$1,320,000	14/08/2024
2	52a Beaumaris Pde HIGHETT 3190	\$1,350,000	10/08/2024
3	50 Wilson St HIGHETT 3190	\$1,305,000	05/07/2024

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:

09/09/2024 10:56



2 1.5 2

Property Type: House
Land Size: 277 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending June 2024: \$2,150,000

Comparable Properties



41 Hobson St SANDRINGHAM 3191 (REI)

Agent Comments

2 2 2

Price: \$1,320,000
Method: Private Sale
Date: 14/08/2024
Property Type: House (Res)



52a Beaumaris Pde HIGGETT 3190 (REI)

Agent Comments

3 1 4

Price: \$1,350,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)



50 Wilson St HIGGETT 3190 (REI)

Agent Comments

3 1 3

Price: \$1,305,000
Method: Sold Before Auction
Date: 05/07/2024
Property Type: House (Res)
Land Size: 314 sqm approx

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