

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 31 Collingwood Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,430,000 Property Type House Suburb Sandringham

Period - From 01/07/2019 to 30/09/2019 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	55a Raynes Park Rd HAMPTON 3188	\$1,375,000	07/08/2019
2	55b Raynes Park Rd HAMPTON 3188	\$1,350,000	10/08/2019
3	2/31 Miller St HIGHETT 3190	\$1,350,000	29/04/2019

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: 21/10/2019 14:15

Jenny Dwyer

03 9521 9800

0418 528 988

jdwyer@hockingstuart.com.au



 3+  2  2

Property Type: Townhouse

Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2019: \$1,430,000

Comparable Properties

55a Raynes Park Rd HAMPTON 3188 (VG)

Agent Comments

 3  -  -

Price: \$1,375,000

Method: Sale

Date: 07/08/2019

Property Type: Strata Unit/Flat

55b Raynes Park Rd HAMPTON 3188 (VG)

Agent Comments

 3  -  -

Price: \$1,350,000

Method: Sale

Date: 10/08/2019

Property Type: House - Attached House N.E.C.

Land Size: 217 sqm approx

2/31 Miller St HIGHETT 3190 (VG)

Agent Comments

 3  -  -

Price: \$1,350,000

Method: Sale

Date: 29/04/2019

Property Type: House (Res)