

# 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

35 Sandringham 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 \$1,910,000 & \$2,090,000

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	104 Bay Rd SANDRINGHAM 3191	\$2,130,000	25/07/2023
2	40 Vincent St SANDRINGHAM 3191	\$2,100,000	13/11/2023
3	120 Linacre Rd HAMPTON 3188	\$2,020,000	09/12/2023

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:

30/01/2024 17:39



4   2   2

**Property Type:** House (Res)

**Land Size:** 384 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$1,910,000 - \$2,090,000  
**Median House Price**  
Year ending December 2023: \$2,100,000

## Comparable Properties



**104 Bay Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

4   1   2

**Price:** \$2,130,000

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** House (Res)

**Land Size:** 491 sqm approx



**40 Vincent St SANDRINGHAM 3191 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 13/11/2023

**Property Type:** House



**120 Linacre Rd HAMPTON 3188 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,020,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** House

**Account - Marshall White** | P: 03 9822 9999