

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

15 Sims Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$4,300,000

Median sale price

Median price \$2,110,000

Property Type House

Suburb Sandringham

Period - From 01/01/2024

to 31/03/2024

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	64 Bamfield St SANDRINGHAM 3191	\$4,400,000	09/02/2024
2	34 Deakin St.N HAMPTON 3188	\$4,100,000	06/11/2023
3	17 Retreat Rd HAMPTON 3188	\$3,840,000	14/10/2023

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:

04/05/2024 11:20



 5  3  2

Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$4,300,000
Median House Price
March quarter 2024: \$2,110,000

Comparable Properties



64 Bamfield St SANDRINGHAM 3191 (REI)

Agent Comments

 4  2  2

Price: \$4,400,000
Method: Sold Before Auction
Date: 09/02/2024
Property Type: House (Res)
Land Size: 836 sqm approx



34 Deakin St.N HAMPTON 3188 (REI)

Agent Comments

 5  3  2

Price: \$4,100,000
Method: Private Sale
Date: 06/11/2023
Property Type: House
Land Size: 796 sqm approx



17 Retreat Rd HAMPTON 3188 (REI/VG)

Agent Comments

 5  2  2

Price: \$3,840,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Marshall White | P: 03 9822 9999