

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

5 Moor Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$2,055,000

Property Type House

Suburb Sandringham

Period - From 02/10/2022

to

01/10/2023

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	3 Georgiana St SANDRINGHAM 3191	\$2,000,000	12/08/2023
2			
3			

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:

02/10/2023 19:24

5 Moor Street, Sandringham Vic 3191

Jenny Dwyer

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Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

02/10/2022 - 01/10/2023: \$2,055,000



3 2 1

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



3 Georgiana St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$2,000,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 439 sqm approx

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.

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