

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 9 Gladstone Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$2,480,000

Median sale price

Median price \$2,065,000

Property Type House

Suburb Sandringham

Period - From 01/04/2024

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	4 Georgiana St SANDRINGHAM 3191	\$2,404,000	04/05/2024
2	41 Vincent St SANDRINGHAM 3191	\$2,355,000	29/03/2024
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:

23/09/2024 13:42



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



4 Georgiana St SANDRINGHAM 3191 (REI/VG) Agent Comments

3 2 2

Price: \$2,404,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 370 sqm approx



41 Vincent St SANDRINGHAM 3191 (REI/VG) Agent Comments

3 2 2

Price: \$2,355,000

Method: Private Sale

Date: 29/03/2024

Property Type: House (Res)

Land Size: 555 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.