

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

89 GRANGE ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,101,000

Property type

House

Suburb

Sandringham

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

87 GRANGE ROAD SANDRINGHAM VIC 3191	\$1,400,000	21-Aug-23
7 JAMES AVENUE HIGHETT VIC 3190	\$1,370,000	21-Oct-23
2/72 GRANGE ROAD SANDRINGHAM VIC 3191	\$1,350,000	10-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 03 December 2023



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**87 GRANGE ROAD SANDRINGHAM
VIC 3191**

3 2 2

Sold Price

\$1,400,000

Sold Date

21-Aug-23

Distance

0.02km



**7 JAMES AVENUE HIGHETT VIC
3190**

3 2 2

Sold Price

^{RS} **\$1,370,000**

Sold Date

21-Oct-23

Distance

1.37km



**2/72 GRANGE ROAD
SANDRINGHAM VIC 3191**

3 2 2

Sold Price

\$1,350,000

Sold Date

10-Oct-23

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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