

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

7 Holloway Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$1,955,000

Median sale price

Median price \$2,028,000

Property Type House

Suburb Sandringham

Period - From 22/05/2022

to 21/05/2023

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	10 Green Pde SANDRINGHAM 3191	\$1,990,000	25/02/2023
2	12B Green Pde SANDRINGHAM 3191	\$1,900,000	17/05/2023
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:

22/05/2023 06:10



4 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,955,000

Median House Price
22/05/2022 - 21/05/2023: \$2,028,000

Comparable Properties



10 Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,990,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House



12B Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

4 3 1

Price: \$1,900,000
Method: Sold Before Auction
Date: 17/05/2023
Property Type: Townhouse (Res)

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.

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