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	30 Mclauchlin Avenue, Sandringham Vic 3191
Including suburb and	-
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,180,000	Pro	perty Type H	louse		Suburb	Sandringham
Period - From	11/09/2023	to	10/09/2024	S	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	14 Banks Av HAMPTON 3188	\$2,795,000	24/07/2024
2	5 Iona St BLACK ROCK 3193	\$2,700,000	20/07/2024
3	22 Sturdee Rd BLACK ROCK 3193	\$2,590,000	29/06/2024

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:	11/09/2024 08:36













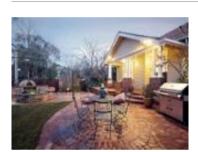
Property Type: House Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price

11/09/2023 - 10/09/2024: \$2,180,000

Comparable Properties



14 Banks Av HAMPTON 3188 (VG)







Price: \$2,795,000 Method: Sale Date: 24/07/2024

Property Type: House (Res) Land Size: 656 sqm approx Agent Comments



5 Iona St BLACK ROCK 3193 (REI)

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Price: \$2,700,000 Method: Private Sale Date: 20/07/2024

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments



22 Sturdee Rd BLACK ROCK 3193 (REI)





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Price: \$2,590,000 Method: Private Sale Date: 29/06/2024

Property Type: House (Res)

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



