

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 30 Mclauchlin Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,180,000 Property Type House Suburb Sandringham

Period - From 11/09/2023 to 10/09/2024 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	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



4 3 3

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)

Agent Comments

3 - -

Price: \$2,795,000
Method: Sale
Date: 24/07/2024
Property Type: House (Res)
Land Size: 656 sqm approx



5 Iona St BLACK ROCK 3193 (REI)

Agent Comments

5 3 2

Price: \$2,700,000
Method: Private Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 653 sqm approx



22 Sturdee Rd BLACK ROCK 3193 (REI)

Agent Comments

4 3 2

Price: \$2,590,000
Method: Private Sale
Date: 29/06/2024
Property Type: House (Res)

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