

# 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

18 Moor Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,150,000 & \$2,365,000

### Median sale price

Median price \$2,450,000 Property Type House Suburb Sandringham

Period - From 01/07/2024 to 30/09/2024 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	22 Railway Cr HAMPTON 3188	\$2,350,000	26/08/2024
2	4 Georgiana St SANDRINGHAM 3191	\$2,404,000	04/05/2024
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: 14/11/2024 09:08

18 Moor Street, Sandringham Vic 3191



Nick Sinclair  
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**Indicative Selling Price**

\$2,150,000 - \$2,365,000

**Median House Price**

September quarter 2024: \$2,450,000



4   4   1

**Property Type:** House

**Land Size:** 351 sqm approx

Agent Comments

## Comparable Properties



**22 Railway Cr HAMPTON 3188 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** House (Res)

**Land Size:** 424 sqm approx



**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

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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