Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	18 Moor Street, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,150,000	&	\$2,365,000
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Median sale price

Median price	\$2,450,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale

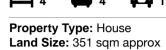


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Indicative Selling Price \$2,150,000 - \$2,365,000 Median House Price

September guarter 2024: \$2,450,000





Agent Comments

Comparable Properties



22 Railway Cr HAMPTON 3188 (REI/VG)

4 b 2 **6** 3

Price: \$2,350,000 **Method:** Private Sale **Date:** 26/08/2024

Property Type: House (Res) **Land Size:** 424 sqm approx

Agent Comments



4 Georgiana St SANDRINGHAM 3191 (REI/VG)

=| 3

2

Agent Comments

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.

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