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

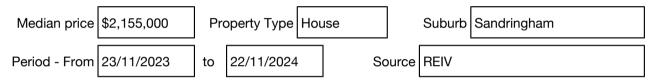
8 Dunsterville Street, Sandringham Vic 3191

Indicative selling price

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Single price \$2,550,000

Median sale price



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	40 Sims St SANDRINGHAM 3191	\$2,450,000	13/09/2024
2	16 Hudson St HAMPTON 3188	\$2,575,000	07/09/2024
3	29 Dalmont St HIGHETT 3190	\$2,500,000	29/08/2024

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:

23/11/2024 17:10









Property Type: House Land Size: 595 sqm approx Agent Comments Indicative Selling Price \$2,550,000 Median House Price 23/11/2023 - 22/11/2024: \$2,155,000

Comparable Properties

40 Sims St SANDRINGHAM 3191 (REI) 3 2 2 - Price: \$2,450,000 Method: Sold Before Auction Date: 13/09/2024 Property Type: House (Res) Land Size: 681 sqm approx	Agent Comments
1 1 2 Price: \$2,575,000 1 2 Method: Auction Sale 1 1 Date: 07/09/2024 1 1 Property Type: House (Res) 1 1	Agent Comments
29 Dalmont St HIGHETT 3190 (REI) 4 4 2 4 4 4 Price: \$2,500,000 Method: Sold Before Auction Date: 29/08/2024 Property Type: House (Res)	Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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