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

9 Gladstone Street, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$2,300,000		&		\$2,400,000				
Median sale p	edian sale price								
Median price	\$2,065,000	Pro	operty Type	Hou	se		Suburb	Sandringham	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Georgiana St SANDRINGHAM 3191	\$2,404,000	04/05/2024
2	41 Vincent St SANDRINGHAM 3191	\$2,355,000	29/03/2024
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:

23/08/2024 12:44



9 Gladstone Street, Sandringham Vic 3191







Property Type: House (Previously Occupied - Detached) Land Size: 581 sqm approx Agent Comments 9598 1111 0419 519 311 pbond@hodges.com.au Indicative Selling Price

Paul Bond

Indicative Selling Price \$2,300,000 - \$2,400,000 Median House Price June quarter 2024: \$2,065,000

Comparable Properties



4 Georgiana St SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$2,404,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 370 sqm approx



41 Vincent St SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$2,355,000 Method: Private Sale Date: 29/03/2024 Property Type: House (Res) Land Size: 555 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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