

# 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

21 Spring 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 \$1,650,000 & \$1,795,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Sandringham

Period - From 01/04/2022 to 31/03/2023 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	2/53 Bay Rd SANDRINGHAM 3191	\$1,820,000	22/11/2022
2	47a Duncan St SANDRINGHAM 3191	\$1,750,000	26/02/2023
3	19a Arkaringa Cr BLACK ROCK 3193	\$1,725,000	04/04/2023

**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:

09/05/2023 16:53



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 356 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,650,000 - \$1,795,000  
**Median House Price**  
Year ending March 2023: \$2,150,000

## Comparable Properties



**2/53 Bay Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments



**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 22/11/2022  
**Property Type:** Townhouse (Res)



**47a Duncan St SANDRINGHAM 3191 (REI/VG)**

Agent Comments



**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 26/02/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 360 sqm approx



**19a Arkaringa Cr BLACK ROCK 3193 (REI)**

Agent Comments



**Price:** \$1,725,000  
**Method:** Private Sale  
**Date:** 04/04/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 406 sqm approx

Account - Marshall White | P: 03 9822 9999