

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

7 Holloway Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,167,500 Property Type House Suburb Sandringham

Period - From 27/04/2022 to 26/04/2023 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	10 Green Pde SANDRINGHAM 3191	\$1,990,000	25/02/2023
2	104 David St HAMPTON 3188	\$1,900,000	05/04/2023
3	76 Victoria St SANDRINGHAM 3191	\$1,845,000	18/03/2023

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:

27/04/2023 09:09



4 2 2

Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
27/04/2022 - 26/04/2023: \$2,167,500

Comparable Properties



10 Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,990,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House



104 David St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Private Sale
Date: 05/04/2023
Property Type: House
Land Size: 602 sqm approx



76 Victoria St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,845,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 449 sqm approx

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