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

102 Bamfield Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$2,180,000	Pro	roperty Type Hou		JSE		Suburb	Sandringham	
Period - From	01/10/2023	to	31/12/2023		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	24 Grange Rd SANDRINGHAM 3191	\$1,880,000	16/09/2023
2	4 Francis St SANDRINGHAM 3191	\$1,690,000	30/10/2023
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:

01/03/2024 12:19









Property Type: House **Land Size:** 251 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2023: \$2,180,000

Comparable Properties

24 Grange Rd SANDRINGHAM 3191 (REI/VG) 2 2 2 Price: \$1,880,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 330 sqm approx	Agent Comments
4 Francis St SANDRINGHAM 3191 (REI/VG) 2 1 2 2 Price: \$1,690,000 Method: Private Sale Date: 30/10/2023 Property Type: House (Res) Land Size: 378 sqm approx	Agent Comments

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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propertydata



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