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 | 8a Cooke Street, Sandringham Vic 3191 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,800,000 | & | \$1,950,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$2,170,000 | Pro | perty Type | House | | Suburb | Sandringham |
|---------------|-------------|-----|------------|-------|--------|--------|-------------|
| Period - From | 01/01/2024 | to | 31/12/2024 | | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-----------------------------------|-------------|--------------|
| 1 | 1/13 Red Bluff St BLACK ROCK 3193 | \$1,925,000 | 17/01/2025 |
| 2 | 20A Morley Cr HIGHETT 3190 | \$1,870,000 | 30/11/2024 |
| 3 | 2a John St SANDRINGHAM 3191 | \$1,860,000 | 23/11/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 11/03/2025 11:44 |
|--|------------------|





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Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price Year ending December 2024: \$2,170,000



Property Type: Agent Comments

Comparable Properties



1/13 Red Bluff St BLACK ROCK 3193 (REI/VG)

2

Price: \$1,925,000 **Method:** Private Sale **Date:** 17/01/2025

Property Type: Townhouse (Single)

Agent Comments



20A Morley Cr HIGHETT 3190 (REI/VG)

ı





2

Agent Comments

Price: \$1,870,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: Townhouse (Res) **Land Size:** 365 sqm approx

2a John St SANDRINGHAM 3191 (REI/VG)



4





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Agent Comments



Price: \$1,860,000 **Method:** Auction Sale **Date:** 23/11/2024

Property Type: Townhouse (Res) **Land Size:** 238 sqm approx

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





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