# 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

1/37 Victoria Street, Sandringham Vic 3191

## Indicative selling price

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

Single price | $1,235,000

## Median sale price

| Median price | $875,000 | Property Type | Unit | Suburb | Sandringham |
| Period - From | 01/07/2023 | to | 30/09/2023 | 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 | 202 Bluff Rd SANDRINGHAM 3191 | $1,290,000 | 11/11/2023 |
| 2 | 28 James Cr HAMPTON 3188 | $1,240,000 | 28/10/2023 |
| 3 | 2/20 Myrtle Rd HAMPTON 3188 | $1,200,000 | 09/11/2023 |

**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: 27/11/2023 10:40

CONSUMER AFFAIRS VICTORIA

**3**   **1.5**   **2**

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,235,000
**Median Unit Price**
September quarter 2023: $875,000

# Comparable Properties



### 202 Bluff Rd SANDRINGHAM 3191 (REI)

**3**   **2**   **4**

**Price:** $1,290,000
**Method:** Auction Sale
**Date:** 11/11/2023
**Property Type:** Townhouse (Res)
**Land Size:** 387 sqm approx

Agent Comments

### 28 James Cr HAMPTON 3188 (REI)

**3**   **1**   **2**

**Price:** $1,240,000
**Method:** Auction Sale
**Date:** 28/10/2023
**Property Type:** House (Res)
**Land Size:** 291 sqm approx

Agent Comments



### 2/20 Myrtle Rd HAMPTON 3188 (REI)

**3**   **2**   **2**

**Price:** $1,200,000
**Method:** Sold Before Auction
**Date:** 09/11/2023
**Property Type:** Unit

Agent Comments

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