

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

19 Susan Street, Sandringham Vic 3191

Indicative selling price

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

Single price

\$3,495,000

Median sale price

Median price

\$2,021,000

Property Type

House

Suburb

Sandringham

Period - From

01/10/2022

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	16 Dreadnought St SANDRINGHAM 3191	\$3,625,000	25/11/2023
2	136 Thomas St HAMPTON 3188	\$3,500,000	11/08/2023
3	19 Kirkwood Av SANDRINGHAM 3191	\$3,400,000	15/03/2023

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:

04/12/2023 10:26



6 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,495,000

Median House Price

Year ending September 2023: \$2,021,000

Comparable Properties



16 Dreadnought St SANDRINGHAM 3191 (REI) Agent Comments

4 2 2

Price: \$3,625,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House

Land Size: 824 sqm approx



136 Thomas St HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$3,500,000

Method: Private Sale

Date: 11/08/2023

Property Type: House (Res)

Land Size: 631 sqm approx



19 Kirkwood Av SANDRINGHAM 3191 (REI/VG) Agent Comments

4 3 3

Price: \$3,400,000

Method: Sold Before Auction

Date: 15/03/2023

Property Type: House (Res)

Land Size: 689 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840