

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,522,500 Property Type Townhouse Suburb Sandringham

Period - From 31/10/2022 to 30/10/2023 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	1/6 Sandringham Rd SANDRINGHAM 3191	\$1,270,000	01/06/2023
2	1/5 Love St BLACK ROCK 3193	\$1,255,000	02/09/2023
3	1/307 Bluff Rd SANDRINGHAM 3191	\$1,175,000	19/08/2023

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:

31/10/2023 10:47

1/37 Victoria Street, Sandringham Vic 3191



Angus Graham

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Townhouse Price

31/10/2022 - 30/10/2023: \$1,522,500



3 1 2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/6 Sandringham Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$1,270,000

Method: Sold Before Auction

Date: 01/06/2023

Property Type: Unit

Land Size: 221 sqm approx



1/5 Love St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)



1/307 Bluff Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,175,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

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



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