

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 225/18-34 Station Street, Sandringham, VIC 3191

Indicative selling price

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

Single Price \$279,990

Median sale price

Median price \$894,000 Property Type House Suburb Sandringham (3191)

Period - From 09/04/2024 to 09/10/2024 Source REIV

Comparable property sales

A These are two 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 |
|--|-----------|--------------|
| 113/18-34 STATION STREET, SANDRINGHAM VIC 3191 | \$290,000 | 29/07/2024 |
| 322/18-34 STATION STREET, SANDRINGHAM VIC 3191 | \$365,000 | 29/07/2024 |
| | | |

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: 09/10/2024