

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

16 Susan Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,867,500 Property Type House Suburb Sandringham

Period - From 01/04/2020 to 31/03/2021 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	6 Station St SANDRINGHAM 3191	\$1,600,000	03/11/2020
2	2 Georgiana St SANDRINGHAM 3191	\$1,535,000	25/11/2020
3	2 Bridge St HAMPTON 3188	\$1,525,000	25/01/2021

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:

01/05/2021 09:55

16 Susan Street, Sandringham Vic 3191

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending March 2021: \$1,867,500



2+ 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Station St SANDRINGHAM 3191 (VG)

Agent Comments

4 - -

Price: \$1,600,000

Method: Sale

Date: 03/11/2020

Property Type: House (Res)

Land Size: 446 sqm approx



2 Georgiana St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,535,000

Method: Private Sale

Date: 25/11/2020

Property Type: House (Res)

Land Size: 328 sqm approx



2 Bridge St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,525,000

Method: Private Sale

Date: 25/01/2021

Property Type: House

Land Size: 420 sqm approx

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