

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

17 Balmoral Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Sandringham

Period - From 01/01/2023 to 31/12/2023 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	87 Grange Rd SANDRINGHAM 3191	\$1,400,000	05/09/2023
2	7 James Av HIGHETT 3190	\$1,370,000	21/10/2023
3	18 Sydenham St HIGHETT 3190	\$1,335,000	25/11/2023

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:

23/01/2024 11:23

Mandy Engelhardt
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Indicative Selling Price
\$1,350,000 - \$1,480,000

Median House Price

Year ending December 2023: \$2,100,000



   **Garage 1 & off street**
3 **2** **1**

Rooms: 5
Property Type: Land
Land Size: 457 sqm approx

Agent Comments

Perfect condition and north facing kitchen and living

Comparable Properties



87 Grange Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

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

Price: \$1,400,000
Method: Private Sale
Date: 05/09/2023
Property Type: House
Land Size: 293 sqm approx



7 James Av HIGHETT 3190 (REI/VG) **Agent Comments**

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

Price: \$1,370,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 393 sqm approx



18 Sydenham St HIGHETT 3190 (REI) **Agent Comments**

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

Price: \$1,335,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 590 sqm approx

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