## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 37 Gladstone Street, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,900,000		&		\$2,090,000				
Median sale p	rice								
Median price	\$1,782,500	Pro	operty Type	Hou	se		Suburb	Sandringham	
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Arranmore Av BLACK ROCK 3193	\$1,990,000	12/11/2020
2	17 Holzer St SANDRINGHAM 3191	\$1,975,000	08/01/2021
3	17 Jennings St SANDRINGHAM 3191	\$1,961,000	11/11/2020

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:

02/02/2021 14:43



37 Gladstone Street, Sandringham Vic 3191



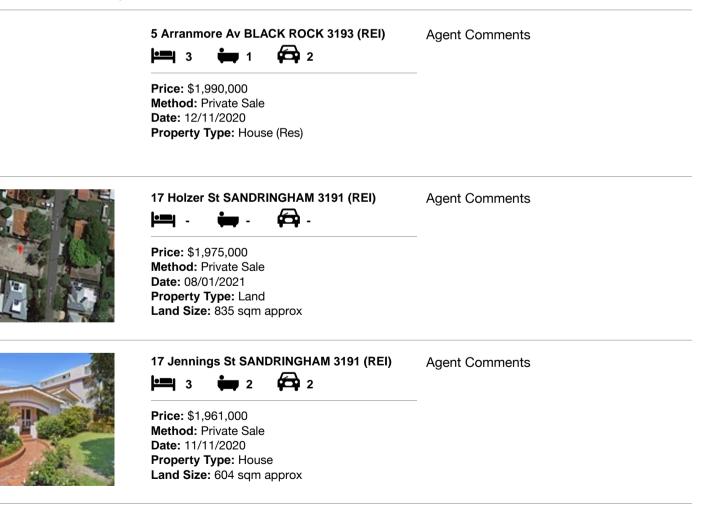




Property Type: House Land Size: 757 approx sqm approx Agent Comments Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price Year ending December 2020: \$1,782,500

# **Comparable Properties**



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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.