

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

37 Gladstone Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,782,500 Property Type House Suburb Sandringham

Period - From 01/01/2020 to 31/12/2020 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	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

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



3 2 2

Property Type: House

Land Size: 757 approx sqm
approx

Agent Comments

Comparable Properties

5 Arranmore Av BLACK ROCK 3193 (REI)

Agent Comments

3 1 2

Price: \$1,990,000

Method: Private Sale

Date: 12/11/2020

Property Type: House (Res)



17 Holzer St SANDRINGHAM 3191 (REI)

Agent Comments

- - -

Price: \$1,975,000

Method: Private Sale

Date: 08/01/2021

Property Type: Land

Land Size: 835 sqm approx



17 Jennings St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,961,000

Method: Private Sale

Date: 11/11/2020

Property Type: House

Land Size: 604 sqm approx