

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 19 Collingwood Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,800,000 House X Unit Suburb Sandringham

Period - From 01/07/2017 to 30/06/2018 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	48 Abbott St SANDRINGHAM 3191	\$2,087,500	21/07/2018
2	61 Red Bluff St BLACK ROCK 3193	\$2,023,000	26/05/2018
3	9 Miller St SANDRINGHAM 3191	\$1,800,000	17/03/2018

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.

19 Collingwood Street, Sandringham Vic 3191



Simone Chin
0403 857 266
simone@nickjohnstone.com.au



3 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending June 2018: \$1,800,000

Comparable Properties



48 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 3

Price: \$2,087,500

Method: Private Sale

Date: 21/07/2018

Rooms: -

Property Type: House

Land Size: 613 sqm approx



61 Red Bluff St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$2,023,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House (Res)



9 Miller St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 668 sqm approx