

# 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

8 Grange Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,690,000

&

\$1,790,000

### 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	22 Cowper St SANDRINGHAM 3191	\$1,775,000	15/05/2021
2	6 Hobson St SANDRINGHAM 3191	\$1,735,000	27/02/2021
3	18 Royal Av SANDRINGHAM 3191	\$1,756,000	27/02/2021

**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:

08/07/2021 12:41

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**Indicative Selling Price**

\$1,690,000 - \$1,790,000

**Median House Price**

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



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**22 Cowper St SANDRINGHAM 3191 (REI)**

Agent Comments

2 2 1

**Price:** \$1,775,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** House (Res)



**6 Hobson St SANDRINGHAM 3191 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,735,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 371 sqm approx



**18 Royal Av SANDRINGHAM 3191 (REI/VG)**

Agent Comments

2 2 3

**Price:** \$1,756,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)

**Land Size:** 416 sqm approx