Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,756,000

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

Range between \$1,690,00	00 &	\$1,790,000	
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Median sale price

Median price	\$1,867,500	Pro	perty 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)

18 Royal Av SANDRINGHAM 3191

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.

Add	dress 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

OR

3

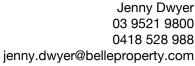
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2021 12:41



27/02/2021





Indicative Selling Price \$1,690,000 - \$1,790,000 Median House Price Year ending March 2021: \$1,867,500





Agent Comments

Comparable Properties



22 Cowper St SANDRINGHAM 3191 (REI)

4 2 **-** 2 **-**

Price: \$1,775,000 **Method:** Auction Sale **Date:** 15/05/2021

Property Type: House (Res)

Agent Comments



6 Hobson St SANDRINGHAM 3191 (REI/VG)

14 🖢 3 🛱

Price: \$1,735,000 **Method:** Auction Sale **Date:** 27/02/2021

Property Type: House (Res) Land Size: 371 sqm approx **Agent Comments**



18 Royal Av SANDRINGHAM 3191 (REI/VG)

- - - - - -

Price: \$1,756,000 **Method:** Auction Sale **Date:** 27/02/2021

Property Type: House (Res) **Land Size:** 416 sqm approx

Agent Comments

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



