

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 Hobson Street, Sandringham Vic 3191

Indicative selling price

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

Single Price

\$1,270,000

Median sale price

Median price

\$1,715,000

House

X

Unit

Suburb

Sandringham

Period - From

01/04/2019

to

30/06/2019

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	4b Kerferd St HAMPTON 3188	\$1,260,000	29/06/2019
2	17a Abbott St SANDRINGHAM 3191	\$1,260,000	06/05/2019
3	62 Vincent St SANDRINGHAM 3191	\$1,220,000	27/07/2019

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.



2+ 1 2

Rooms:

Property Type: House

Land Size: 378 sqm approx

Agent Comments

Comparable Properties



4b Kerferd St HAMPTON 3188 (REI)

Agent Comments

3 2 1

Price: \$1,260,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: House (Res)



17a Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 2

Price: \$1,260,000

Method: Private Sale

Date: 06/05/2019

Rooms: -

Property Type: House

Land Size: 496 sqm approx



62 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 2

Price: \$1,220,000

Method: Auction Sale

Date: 27/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 473 sqm approx