

## 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

48 Abbott Street, 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 \$1,950,000

&amp;

\$2,100,000

**Median sale price**

Median price \$1,800,000

House

X

Unit

Suburb

Sandringham

Period - From 01/01/2018

to

31/03/2018

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	27 Gladstone St SANDRINGHAM 3191	\$2,115,000	17/02/2018
2	27 Reno Rd SANDRINGHAM 3191	\$2,090,000	24/03/2018
3	26 Vincent St SANDRINGHAM 3191	\$1,800,000	17/02/2018

**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.



3 2 1

**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**27 Gladstone St SANDRINGHAM 3191 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,115,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** -

**Property Type:** House (Res)



**27 Reno Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

5 3 3

**Price:** \$2,090,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** House (Res)



**26 Vincent St SANDRINGHAM 3191 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** -

**Property Type:** House (Res)