

Jenny Dwyer 03 9521 9800 0418 528 988 idwyer@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	48 Abbott Street, Sandringham Vic 3191
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,950,000	&	\$2,100,000

#### Median sale price

Median price	\$1,800,000	Hou	ise X	Unit		Suburl	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.

Ad	dress 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.

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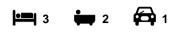
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## hockingstuart

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**Indicative Selling Price** \$1,950,000 - \$2,100,000 **Median House Price** March guarter 2018: \$1,800,000





Rooms:

Property Type: House (Res)

**Agent Comments** 

### Comparable Properties



27 Gladstone St SANDRINGHAM 3191 (REI)





Price: \$2,115,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments



27 Reno Rd SANDRINGHAM 3191 (REI)







**Agent Comments** 

Price: \$2,090,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House (Res)



26 Vincent St SANDRINGHAM 3191 (REI)

**=** 3





**(2)** 

Price: \$1,800,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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