

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

5 Sims Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,497,500

Property Type House

Suburb Sandringham

Period - From 01/10/2021

to 31/12/2021

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	29 Kirkwood Av SANDRINGHAM 3191	\$2,285,000	21/10/2021
2	10 Royal Av SANDRINGHAM 3191	\$2,220,000	20/10/2021
3	51 Grange Rd SANDRINGHAM 3191	\$2,100,000	17/09/2021

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:

21/01/2022 16:18

5 Sims Street, Sandringham Vic 3191

Jellis Craig

Melina Scriva

9194 1200

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2021: \$2,497,500



5 2 0

Property Type: House

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



29 Kirkwood Av SANDRINGHAM 3191 (REI)

Agent Comments

4 1 2

Price: \$2,285,000

Method: Auction Sale

Date: 21/10/2021

Property Type: House (Res)



10 Royal Av SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 1

Price: \$2,220,000

Method: Private Sale

Date: 20/10/2021

Property Type: House

Land Size: 553 sqm approx



51 Grange Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$2,100,000

Method: Private Sale

Date: 17/09/2021

Property Type: House

Land Size: 598 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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