

# 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 Rose 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

\$2,400,000

&

\$2,500,000

### Median sale price

Median price

\$2,412,500

Property Type

House

Suburb

Sandringham

Period - From

01/07/2021

to

30/06/2022

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	27a Gladstone St SANDRINGHAM 3191	\$2,750,000	05/08/2022
2	13A Kanowna St HAMPTON 3188	\$2,620,000	07/08/2022
3			

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:

06/10/2022 17:07

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**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

Year ending June 2022: \$2,412,500



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



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

Agent Comments

4 3 2

**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 05/08/2022

**Property Type:** Townhouse (Res)

**Land Size:** 428 sqm approx



**13A Kanowna St HAMPTON 3188 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$2,620,000

**Method:** Private Sale

**Date:** 07/08/2022

**Property Type:** Townhouse (Res)

**Land Size:** 375 sqm approx

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.