

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

75B Vincent Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,867,500

Property Type House

Suburb Sandringham

Period - From 01/04/2020

to

31/03/2021

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	127 Bay Rd SANDRINGHAM 3191	\$1,272,500	08/05/2021
2	8a Lawson Pde HIGHETT 3190	\$1,350,000	26/04/2021
3	1 Wolseley St HIGHETT 3190	\$1,205,000	13/02/2021

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:

25/05/2021 16:30



Rooms: 4
Property Type: House
Agent Comments
Attached brick home

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2021: \$1,867,500

Attached brick home on subdivided block in leafy street in Sandringham

Comparable Properties



127 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,272,500
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 322 sqm approx



8a Lawson Pde HIGGETT 3190 (REI)

Agent Comments



Price: \$1,350,000
Method: Sold Before Auction
Date: 26/04/2021
Property Type: House (Res)



1 Wolseley St HIGGETT 3190 (REI/VG)

Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 13/02/2021
Property Type: House (Res)
Land Size: 224 sqm approx