

# 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

93 Sandringham Road, 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 \$2,390,000

&

\$2,629,000

### Median sale price

Median price \$2,030,000

Property Type House

Suburb Sandringham

Period - From 12/07/2020

to

11/07/2021

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	79 Thomas St HAMPTON 3188	\$2,420,000	07/06/2021
2	146 Abbott St SANDRINGHAM 3191	\$2,604,000	13/05/2021
3	25 Bamfield St SANDRINGHAM 3191	\$2,530,000	23/04/2021

**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:

12/07/2021 11:31



**Property Type:** House  
**Land Size:** 563 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,390,000 - \$2,629,000  
**Median House Price**  
12/07/2020 - 11/07/2021: \$2,030,000

## Comparable Properties



**79 Thomas St HAMPTON 3188 (REI)**

**Agent Comments**



**Price:** \$2,420,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2021  
**Property Type:** House (Res)



**146 Abbott St SANDRINGHAM 3191 (REI)**

**Agent Comments**



**Price:** \$2,604,000  
**Method:** Sold Before Auction  
**Date:** 13/05/2021  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**25 Bamfield St SANDRINGHAM 3191 (REI)**

**Agent Comments**



**Price:** \$2,530,000  
**Method:** Private Sale  
**Date:** 23/04/2021  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx