

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

22 Cowper Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,695,000

&

\$1,795,000

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	78 Highett Rd HAMPTON 3188	\$1,775,000	12/12/2020
2	6 Hobson St SANDRINGHAM 3191	\$1,735,000	27/02/2021
3	1/1 Deakin St.S HAMPTON 3188	\$1,730,000	23/12/2020

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:

19/04/2021 10:44

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Indicative Selling Price

\$1,695,000 - \$1,795,000

Median House Price

Year ending March 2021: \$1,867,500



2 2 1

Property Type: House

Agent Comments

Comparable Properties



78 Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,775,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



6 Hobson St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,735,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 371 sqm approx



1/1 Deakin St.S HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$1,730,000

Method: Private Sale

Date: 23/12/2020

Property Type: Townhouse (Res)

Land Size: 499 sqm approx