# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,695,000		&		\$1,795,000			
Median sale p	rice							
Median price	\$1,867,500	Pro	operty Type	Hou	se		Suburb	Sandringham
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Add	dress 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



22 Cowper Street, Sandringham Vic 3191







**Property Type:** House Agent Comments

Jenny Dwyer 03 9521 9800 0418 528 988 jenny.dwyer@belleproperty.com

Indicative Selling Price \$1,695,000 - \$1,795,000 Median House Price Year ending March 2021: \$1,867,500

# **Comparable Properties**



78 Highett Rd HAMPTON 3188 (REI/VG)



Price: \$1,775,000 Method: Auction Sale Date: 12/12/2020 Property Type: Townhouse (Res) Land Size: 325 sqm approx

3

6 Hobson St SANDRINGHAM 3191 (REI)

**2** 

Agent Comments

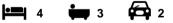
Agent Comments



Price: \$1,735,000 Method: Auction Sale Date: 27/02/2021 Property Type: House (Res) Land Size: 371 sqm approx

4

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



Agent Comments

Price: \$1,730,000 Method: Private Sale Date: 23/12/2020

Property Type: Townhouse (Res) Land Size: 499 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.