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

16 Miller Street, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,170,000	Pro	operty Type	Hous	se		Suburb	Sandringham
Period - From	01/01/2024	to	31/12/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	41b Victoria St SANDRINGHAM 3191	\$2,170,000	05/12/2024
2	58 Sargood St HAMPTON 3188	\$2,190,000	30/10/2024
3	72 Stanley St BLACK ROCK 3193	\$2,050,000	26/10/2024

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:

07/02/2025 09:54









Property Type: House Land Size: 628 sqm approx

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending December 2024: \$2,170,000

Comparable Properties



Price: \$2,170,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 522 sqm approx 58 Sargood St HAMPTON 3188 (REI/VG) 2 4 3

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41b Victoria St SANDRINGHAM 3191 (REI)

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Agent Comments

Agent Comments

Price: \$2,190,000 Method: Private Sale Date: 30/10/2024 Property Type: Townhouse (Res) Land Size: 474 sqm approx



72 Stanley St BLACK ROCK 3193 (REI/VG) 5 3

2

Agent Comments

Price: \$2,050,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 655 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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