

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

7 Darcy Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,985,000 Property Type House Suburb Sandringham

Period - From 01/01/2021 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	8 Cooke St SANDRINGHAM 3191	\$2,030,000	19/06/2021
2	24 Bolton St BEAUMARIS 3193	\$2,050,000	29/03/2021
3	19 Cooke St SANDRINGHAM 3191	\$1,980,000	13/03/2021

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:

13/07/2021 11:49

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

March quarter 2021: \$1,985,000

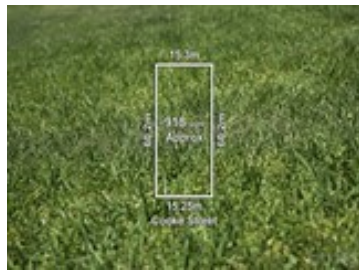


3 1 2

Property Type: House

Agent Comments

Comparable Properties



8 Cooke St SANDRINGHAM 3191 (REI)

Agent Comments

3 1 3

Price: \$2,030,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 918 sqm approx



24 Bolton St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Private Sale

Date: 29/03/2021

Property Type: House

Land Size: 832 sqm approx

19 Cooke St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 -

Price: \$1,980,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 817 sqm approx