

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

69b Sims Street Sandringham, 3191

Indicative selling price

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

Range between \$1,850,000.00 & \$1,950,000.00

Median sale price

Median price NOT PROVIDED Property Type HOUSE Suburb SANDRINGHAM

Period - From 01-Jul-2018 to 30-Jun-2019 Source REIV

Comparable property sales

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	97a Linacre Rd HAMPTON 3188	\$2,200,000.00	24-May-2019
2	47a Service St HAMPTON 3188	\$2,283,000.00	07-Sep-2019
3	4 Middleton St BLACK ROCK 3193	\$1,742,000.00	07-Sep-2019

This statement of information was prepared on 06-Dec-2019 at 12:04:34 PM EST