

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

14 Station Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,175,000

&

\$1,290,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Sandringham

Period - From 19/09/2018

to

18/09/2019

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	17a Abbott St SANDRINGHAM 3191	\$1,260,000	06/05/2019
2	62 Vincent St SANDRINGHAM 3191	\$1,220,000	27/07/2019
3			

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:

19/09/2019 17:20

14 Station Street, Sandringham Vic 3191

hockingstuart

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Indicative Selling Price

\$1,175,000 - \$1,290,000

Median House Price

19/09/2018 - 18/09/2019: \$1,700,000



 5  3  2

Property Type: House (Previously Occupied - Detached)

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



17a Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

 3  1  2

Price: \$1,260,000

Method: Private Sale

Date: 06/05/2019

Property Type: House

Land Size: 496 sqm approx



62 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House (Res)

Land Size: 473 sqm approx

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.

Account - hockingstuart | 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.