

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

129 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,100,500 Property Type House Suburb Sandringham

Period - From 01/04/2023 to 31/03/2024 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	12 Hudson St HAMPTON 3188	\$2,353,000	18/05/2024
2	15 Linacre Rd HAMPTON 3188	\$2,400,000	16/01/2024
3	73 Victoria St SANDRINGHAM 3191	\$2,387,000	18/12/2023

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:

13/06/2024 15:34



3 2 2

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending March 2024: \$2,100,500

Comparable Properties

12 Hudson St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,353,000
Method:
Date: 18/05/2024
Property Type: House

15 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,400,000
Method:
Date: 16/01/2024
Property Type: House

73 Victoria St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,387,000
Method:
Date: 18/12/2023
Property Type: House