

# 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

20 Cowper Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,782,500

Property Type House

Suburb Sandringham

Period - From 01/01/2020

to 31/12/2020

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	1 Le Fevre St SANDRINGHAM 3191	\$1,540,000	12/12/2020
2	2 Georgiana St SANDRINGHAM 3191	\$1,535,000	25/11/2020
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:

12/02/2021 15:47

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending December 2020: \$1,782,500



3 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 390 approx sqm approx

Agent Comments

## Comparable Properties



1 Le Fevre St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 521 sqm approx



2 Georgiana St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

**Price:** \$1,535,000

**Method:** Private Sale

**Date:** 25/11/2020

**Property Type:** House (Res)

**Land Size:** 328 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.