## 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

15 Gladstone Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,790,000		&		\$1,890,000				
Median sale p	rice								
Median price	\$1,880,000	Pro	operty Type	Hou	se		Suburb	Sandringham	
Period - From	14/04/2020	to	13/04/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	16 Dreadnought St SANDRINGHAM 3191	\$1,844,000	31/10/2020
2	25 Codrington St SANDRINGHAM 3191	\$1,835,000	20/03/2021
3	9 Porter St HAMPTON 3188	\$1,730,000	05/03/2021

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:

14/04/2021 15:44



15 Gladstone Street, Sandringham Vic 3191



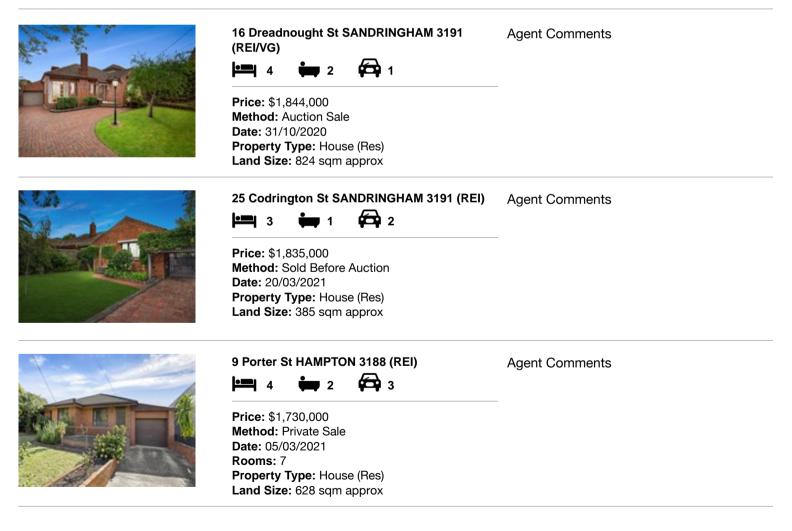




Rooms: 7 Property Type: House (Previously Occupied - Detached) Land Size: 581 sqm approx Agent Comments Mandy Engelhardt 03 9521 9800 0439 483 024 mandy.engelhardt@belleproperty.com

> Indicative Selling Price \$1,790,000 - \$1,890,000 Median House Price 14/04/2020 - 13/04/2021: \$1,880,000

# **Comparable Properties**



Account - Belle Property Sandringham | 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.