

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 between \$1,790,000

&

\$1,890,000

Median sale price

Median price \$1,880,000

Property Type House

Suburb Sandringham

Period - From 14/04/2020

to

13/04/2021

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	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

Mandy Engelhardt

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Indicative Selling Price

\$1,790,000 - \$1,890,000

Median House Price

14/04/2020 - 13/04/2021: \$1,880,000



 4  2  2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



16 Dreadnought St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,844,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 824 sqm approx



25 Codrington St SANDRINGHAM 3191 (REI)

Agent Comments

 3  1  2

Price: \$1,835,000

Method: Sold Before Auction

Date: 20/03/2021

Property Type: House (Res)

Land Size: 385 sqm approx



9 Porter St HAMPTON 3188 (REI)

Agent Comments

 4  2  3

Price: \$1,730,000

Method: Private Sale

Date: 05/03/2021

Rooms: 7

Property Type: House (Res)

Land Size: 628 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840