

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

8 Heath Street, Sandringham, VIC 3191

### Indicative selling price

Single Price or Range between

\$2,450,000 - \$2,550,000

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

### Median sale price

Median Price  
**\$1,700,000**

Property Type  
**House**

Suburb  
**SANDRINGHAM**

Period From  
**20/03/2019**

Period To  
**16/09/2019**

Source  
**Core Logic**

### Comparable property sales

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.



**8 SOUTHEY STREET  
SANDRINGHAM**

4  2  2 

Price \$2,740,000  
Date of Sale 23/08/2019  
Land 935 sqm



**9 MCLAUCHLIN AVENUE  
SANDRINGHAM**

4  2  2 

Price \$2,480,000  
Date of Sale 13/04/2019  
Land 808 sqm