

## 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  
14 Holzer 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 \$1,390,000 & \$1,490,000

#### Median sale price

Median price \$1,877,500 House X Unit Suburb Sandringham

Period - From 01/10/2017 to 30/09/2018 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 | 229 Thomas St HAMPTON 3188     | \$1,465,000 | 19/06/2018   |
| 2 | 4 Sterling Av HIGHETT 3190     | \$1,438,500 | 04/06/2018   |
| 3 | 19a Reno Rd SANDRINGHAM 3191   | \$1,395,000 | 27/10/2018   |

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.

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4   2   2

**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,390,000 - \$1,490,000

**Median House Price**

Year ending September 2018: \$1,877,500

## Comparable Properties



**229 Thomas St HAMPTON 3188 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,465,000

**Method:** Private Sale

**Date:** 19/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 404 sqm approx



**4 Sterling Av HIGHETT 3190 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,438,500

**Method:** Private Sale

**Date:** 04/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 352 sqm approx



**19a Reno Rd SANDRINGHAM 3191 (REI)**

Agent Comments

3   2   2

**Price:** \$1,395,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** Townhouse (Res)