

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 Hobson Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,755,000

Property Type House

Suburb Sandringham

Period - From 01/04/2019

to 31/03/2020

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	38 Fernhill Rd SANDRINGHAM 3191	\$2,050,000	22/02/2020
2	19 Myrtle Rd HAMPTON 3188	\$2,000,000	22/02/2020
3	32 Grange Rd SANDRINGHAM 3191	\$1,925,000	13/06/2020

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:

10/07/2020 15:38

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending March 2020: \$1,755,000



4 2.5 2

Property Type: House

Land Size: 374 sqm approx

Agent Comments

Comparable Properties



38 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Private Sale

Date: 22/02/2020

Property Type: House

Land Size: 588 sqm approx



19 Myrtle Rd HAMPTON 3188 (REI/VG)

Agent Comments

4 2 1

Price: \$2,000,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 519.53 sqm approx



32 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 1

Price: \$1,925,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House (Res)