

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 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,800,000

&

\$3,000,000

Median sale price

Median price \$2,485,000

Property Type House

Suburb Sandringham

Period - From 01/07/2021

to

30/09/2021

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	87 Orlando St HAMPTON 3188	\$2,920,000	16/12/2021
2			
3			

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:

13/01/2022 14:37

14 Abbott Street, Sandringham Vic 3191

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

September quarter 2021: \$2,485,000



Rooms: 8

Property Type: House

Land Size: 804.062 sqm approx

Agent Comments

Comparable Properties



87 Orlando St HAMPTON 3188 (REI)

Agent Comments



Price: \$2,920,000

Method: Auction Sale

Date: 16/12/2021

Property Type: House (Res)

Land Size: 570 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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