

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 23a Cooke Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,782,500 House X Unit Suburb Sandringham

Period - From 01/04/2018 to 30/06/2018 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	16b Codrington St SANDRINGHAM 3191	\$1,610,000	16/06/2018
2	14b Park Av SANDRINGHAM 3191	\$1,600,000	08/09/2018
3	21a George St HIGHETT 3190	\$1,553,100	17/07/2018

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.



3 3 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



16b Codrington St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 3 1

Price: \$1,610,000

Method: Auction Sale

Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 308 sqm approx



14b Park Av SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: Townhouse (Res)



21a George St HIGHETT 3190 (REI)

Agent Comments

4 3 1

Price: \$1,553,100

Method: Private Sale

Date: 17/07/2018

Rooms: 9

Property Type: Townhouse (Res)

Land Size: 383 sqm approx