

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 Wentworth Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between

\$2,500,000

 &

\$2,650,000

Median sale price

Median price

\$2,065,000

 Property Type

House

 Suburb

Sandringham

Period - From

01/04/2024

 to

30/06/2024

 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	41 Spring St SANDRINGHAM 3191	\$2,540,000	03/08/2024
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:

27/08/2024 10:27

14 Wentworth Avenue, Sandringham Vic 3191

**Jellis
Craig**

Spiro Vasiliadis

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 6  4  3

Property Type: House

Land Size: 1009 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

June quarter 2024: \$2,065,000

Comparable Properties



41 Spring St SANDRINGHAM 3191 (REI)

Agent Comments

 3  1  2

Price: \$2,540,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 976 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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