

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 22 Mclauchlin Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,650,000 & \$1,725,000

Median sale price

Median price \$1,835,000 House X Unit Suburb Sandringham

Period - From 01/01/2018 to 31/12/2018 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	7 Park Av SANDRINGHAM 3191	\$1,725,000	27/10/2018
2	8 Duncan St SANDRINGHAM 3191	\$1,700,000	20/12/2018
3	4 Norwood St SANDRINGHAM 3191	\$1,700,000	23/02/2019

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 2 2

Rooms:

Property Type: House

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



7 Park Av SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$1,725,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 676 sqm approx



8 Duncan St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Private Sale

Date: 20/12/2018

Rooms: -

Property Type: House

Land Size: 599 sqm approx



4 Norwood St SANDRINGHAM 3191 (REI)

Agent Comments

5 2 1

Price: \$1,700,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 509 sqm approx