

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	9 Daly Road, Sandringham Vic 3191
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Indicative selling price

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

Single price	\$2,325,000
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Median sale price

Median price	\$1,800,000	House	X	Unit		Suburb	Sandringham
Period - From	01/01/2018	to	31/03/2018	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	2 Rouen St HAMPTON 3188	\$2,310,000	05/05/2018
2	16 Moor St SANDRINGHAM 3191	\$2,306,000	16/12/2017
3	57 Willis St HAMPTON 3188	\$2,280,000	24/03/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,325,000
Median House Price
March quarter 2018: \$1,800,000

Comparable Properties



2 Rouen St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,310,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 723 sqm approx



16 Moor St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 2 2

Price: \$2,306,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House
Land Size: 600 sqm approx



57 Willis St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$2,280,000
Method: Private Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)