

# 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

72a Spring Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,700,000

### Median sale price

Median price \$828,000 Property Type Unit Suburb Sandringham

Period - From 01/10/2018 to 30/09/2019 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	35 Glenmore Cr BLACK ROCK 3193	\$1,710,000	26/10/2019
2	2a Moira Av SANDRINGHAM 3191	\$1,700,000	09/10/2019
3	41 Seaview Cr BLACK ROCK 3193	\$1,650,000	14/09/2019

**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.~~

This Statement of Information was prepared on:

12/12/2019 09:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,650,000 - \$1,700,000  
**Median Unit Price**  
Year ending September 2019: \$828,000

## Comparable Properties



**35 Glenmore Cr BLACK ROCK 3193 (REI)**

Agent Comments



**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** Townhouse (Res)

**2a Moira Av SANDRINGHAM 3191 (REI/VG)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 09/10/2019  
**Property Type:** Townhouse (Res)



**41 Seaview Cr BLACK ROCK 3193 (REI/VG)**

Agent Comments



**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 14/09/2019  
**Property Type:** House  
**Land Size:** 307 sqm approx