

## 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 72 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 \$1,700,000 & \$1,870,000

#### 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	80a Ardoyne St BLACK ROCK 3193	\$1,880,000	21/12/2018
2	23a Cooke St SANDRINGHAM 3191	\$1,810,000	20/10/2018
3	41b Victoria St SANDRINGHAM 3191	\$1,650,000	21/12/2018

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 823 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,700,000 - \$1,870,000  
**Median House Price**  
 Year ending December 2018: \$1,835,000

## Comparable Properties



80a Ardoyne St BLACK ROCK 3193 (VG) [Agent Comments](#)

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**Price:** \$1,880,000  
**Method:** Sale  
**Date:** 21/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 394 sqm approx



23a Cooke St SANDRINGHAM 3191 (REI/VG) [Agent Comments](#)

3   
 3   
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**Price:** \$1,810,000  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 409 sqm approx



41b Victoria St SANDRINGHAM 3191 (REI) [Agent Comments](#)

4   
 3   
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**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 21/12/2018  
**Rooms:** -  
**Property Type:** House