

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

33 Spring Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,030,000 Property Type House Suburb Sandringham

Period - From 01/10/2019 to 31/12/2019 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	62b Stanley St BLACK ROCK 3193	\$1,840,000	30/11/2019
2	24a Eliza St BLACK ROCK 3193	\$1,790,000	31/03/2020
3	35 Glenmore Cr BLACK ROCK 3193	\$1,710,000	26/10/2019

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:

20/04/2020 09:29



3 1 1

Property Type: House (Res)

Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2019: \$2,030,000

Comparable Properties



62b Stanley St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 2 1

Price: \$1,840,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)

Land Size: 652 sqm approx



24a Eliza St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,790,000

Method: Private Sale

Date: 31/03/2020

Rooms: 7

Property Type: Townhouse (Res)



35 Glenmore Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

4 2 1

Price: \$1,710,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)

Land Size: 385 sqm approx