



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3/1 George Street, Sandringham, VIC 3191

INDICATIVE SELLING PRICE

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

Range Between \$390,000 & \$420,000

MEDIAN SALE PRICE

Median price \$750,000 | Unit | Sandringham (3191)

Period - From 18 February 2018 to 28 February 2018 | Source - Realestate.com

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
12/1 GEORGE STREET, SANDRINGHAM VIC 3191	\$397,000	23/07/2018
5/1 GEORGE STREET, SANDRINGHAM VIC 3191	\$410,000	01/07/2017
21/1 GEORGE STREET, SANDRINGHAM VIC 3191	\$440,000	13/12/2018