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<br>Including suburb and postcode | 34 Codrington Street, Sandringham Vic 3191 |

## Indicative selling price

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

Single price $1,750,000

## Median sale price

Median price $2,450,000 Property Type House Suburb Sandringham

Period - From 01/07/2024 to 30/09/2024 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 | 162 Bay Rd SANDRINGHAM 3191 | $1,780,000 | 25/05/2024 |
| 2 | 16 Hobson St SANDRINGHAM 3191 | $1,805,000 | 13/03/2024 |
| 3 | | | |

**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: 15/10/2024 15:50



3 1 3

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$1,750,000
**Median House Price**
September quarter 2024: $2,450,000

# Comparable Properties



**162 Bay Rd SANDRINGHAM 3191 (REI/VG)**

4 2 2

**Price:** $1,780,000
**Method:** Auction Sale
**Date:** 25/05/2024
**Property Type:** House (Res)
**Land Size:** 518 sqm approx

Agent Comments



**16 Hobson St SANDRINGHAM 3191 (REI/VG)**

3 2 1

**Price:** $1,805,000
**Method:** Sold Before Auction
**Date:** 13/03/2024
**Property Type:** House (Res)
**Land Size:** 371 sqm approx

Agent Comments

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.

**Account** - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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