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 | 79 Grange Road, Sandringham Vic 3191 |

## Indicative selling price

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

Range between $1,800,000 & $1,980,000

## Median sale price

Median price $2,150,000 Property Type House Suburb Sandringham

Period - From 24/07/2023 to 23/07/2024 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 | 2a Reno Rd SANDRINGHAM 3191 | $2,010,000 | 25/05/2024 |
| 2 | 34 Wilson St HIGHETT 3190 | $1,960,000 | 24/02/2024 |
| 3 | 8 Bath St SANDRINGHAM 3191 | $1,860,000 | 22/06/2024 |

**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: 24/07/2024 13:36

# 79 Grange Road, Sandringham Vic 3191

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5 2 2

**Property Type:** House
**Land Size:** 644 sqm approx

Agent Comments

**Indicative Selling Price**
$1,800,000 - $1,980,000
**Median House Price**
24/07/2023 - 23/07/2024: $2,150,000

## Comparable Properties




**2a Reno Rd SANDRINGHAM 3191 (REI)**

3 2 2

**Price:** $2,010,000
**Method:** Auction Sale
**Date:** 25/05/2024
**Property Type:** House (Res)
**Land Size:** 831 sqm approx

Agent Comments



**34 Wilson St HIGHETT 3190 (REI/VG)**

4 2 2

**Price:** $1,960,000
**Method:** Auction Sale
**Date:** 24/02/2024
**Property Type:** House (Res)
**Land Size:** 604 sqm approx

Agent Comments




**8 Bath St SANDRINGHAM 3191 (REI)**

2 1 3

**Price:** $1,860,000
**Method:** Auction Sale
**Date:** 22/06/2024
**Property Type:** House (Res)
**Land Size:** 648 sqm approx

Agent Comments



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