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	4 Minnie Street, Sandringham Vic 3191

Indicative selling price

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

Range between $3,300,000 & $3,500,000

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	13 The Avenue HAMPTON 3188	$3,460,000	31/10/2024
2	22 Margarita St HAMPTON 3188	$3,600,000	15/09/2024
3	20 Avelin St HAMPTON 3188	$3,475,000	24/06/2024

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: 07/11/2024 08:37

4 Minnie Street, Sandringham Vic 3191



4 3.5 2

Rooms: 11
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000 - $3,500,000
Median House Price
September quarter 2024: $2,450,000

Comparable Properties



13 The Avenue HAMPTON 3188 (REI)

4 3 2

Price: $3,460,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 665 sqm approx

Agent Comments



22 Margarita St HAMPTON 3188 (REI/VG)

5 2 2

Price: $3,600,000
Method: Sold Before Auction
Date: 15/09/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments



20 Avelin St HAMPTON 3188 (REI/VG)

4 2 -

Price: $3,475,000
Method: Private Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

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

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