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	5/40 Bamfield Street, Sandringham Vic 3191

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $894,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2024 to 30/06/2024 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	2/37 Victoria St SANDRINGHAM 3191	$880,000	18/05/2024
2	5/2 Sandringham Rd SANDRINGHAM 3191	$940,000	28/04/2024
3	4/10 Heath St SANDRINGHAM 3191	$908,000	26/04/2024

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: 15/08/2024 10:49

5/40 Bamfield Street, Sandringham Vic 3191

Paul Bond
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Indicative Selling Price
$850,000 - $920,000
Median Unit Price
June quarter 2024: $894,000



2 1

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



2/37 Victoria St SANDRINGHAM 3191 (REI/VG)

2 1 1

Agent Comments

Price: $880,000
Method: Sold Before Auction
Date: 18/05/2024
Property Type: Unit
Land Size: 138 sqm approx



5/2 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

2 1 1

Agent Comments

Price: $940,000
Method: Private Sale
Date: 28/04/2024
Property Type: Unit



4/10 Heath St SANDRINGHAM 3191 (REI/VG)

2 1 1

Agent Comments

Price: $908,000
Method: Private Sale
Date: 26/04/2024
Property Type: Unit

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