

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

3 GEORGE STREET SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

3/18 WENTWORTH AVENUE SANDRINGHAM VIC 3191	\$1,650,000	23-May-23
6 DARCY AVENUE SANDRINGHAM VIC 3191	\$1,630,000	23-Sep-23
20B GLADSTONE STREET SANDRINGHAM VIC 3191	\$1,650,000	22-May-24

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 6 months.~~

This Statement of Information was prepared on: 16 September 2024



3/18 WENTWORTH AVENUE SANDRINGHAM VIC 3191

3 2 2

Sold Price **\$1,650,000** Sold Date **23-May-23**

Distance **0.75km**



6 DARCY AVENUE SANDRINGHAM VIC 3191

3 2 2

Sold Price **\$1,630,000** Sold Date **23-Sep-23**

Distance **0.72km**



20B GLADSTONE STREET SANDRINGHAM VIC 3191

3 2 2

Sold Price ^{RS} **\$1,650,000** Sold Date **22-May-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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