

STATEMENT OF INFORMATION

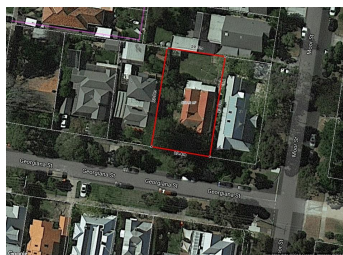
19 GEORGIANA STREET, SANDRINGHAM, VIC 3191

PREPARED BY ANDREW SOLOMON, MCGRATH SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 GEORGIANA STREET, SANDRINGHAM,  3  1  2

Indicative Selling Price

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

Price Range: \$1,650,000 to \$1,750,000

Provided by: Andrew Solomon, McGrath Sandringham

MEDIAN SALE PRICE



SANDRINGHAM, VIC, 3191

Suburb Median Sale Price (House)

\$1,750,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



10 STATION ST, SANDRINGHAM, VIC 3191

 4  2  2

Sale Price

***\$1,650,000**

Sale Date: 14/02/2018

Distance from Property: 253m



13 COWPER ST, SANDRINGHAM, VIC 3191

 3  2  2

Sale Price

\$1,761,000

Sale Date: 10/04/2018

Distance from Property: 1.1km



132 ABBOTT ST, SANDRINGHAM, VIC 3191

 3  1  1

Sale Price

\$1,720,000

Sale Date: 17/02/2018

Distance from Property: 1.3km



This report has been compiled on 07/06/2018 by McGrath Sandringham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 GEORGIANA STREET, SANDRINGHAM, VIC 3191

Indicative selling price

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

Price Range: \$1,650,000 to \$1,750,000

Median sale price

Median price \$1,750,000

House

Unit

Suburb

SANDRINGHAM

Period 01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
10 STATION ST, SANDRINGHAM, VIC 3191	*\$1,650,000	14/02/2018
13 COWPER ST, SANDRINGHAM, VIC 3191	\$1,761,000	10/04/2018
132 ABBOTT ST, SANDRINGHAM, VIC 3191	\$1,720,000	17/02/2018