

## 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

17 Darcy Avenue Sandringham VIC 3191

### Indicative selling price

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

Single Price

or range  
between

\$1,800,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

House

Suburb

Sandringham

Period-from

01 Nov 2019

to

31 Oct 2020

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

322 Bluff Road Sandringham VIC 3191	\$1,800,000	29-Jun-20
15 McLauchlin Avenue Sandringham VIC 3191	\$1,775,000	27-Jun-20
16 Dreadnought Street Sandringham VIC 3191	\$1,844,000	31-Oct-20

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: 19 November 2020



**322 Bluff Road Sandringham VIC 3191**

Sold Price **\$1,800,000** Sold Date **29-Jun-20**

3 1 -

Distance **1.07km**



**15 McLauchlin Avenue Sandringham VIC 3191**

Sold Price **\$1,775,000** Sold Date **27-Jun-20**

3 2 3

Distance **1.16km**



**16 Dreadnought Street Sandringham VIC 3191**

Sold Price <sup>RS</sup> **\$1,844,000** Sold Date **31-Oct-20**

4 2 4

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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