

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

1/22 Wentworth Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$1,985,000 Property Type House Suburb Sandringham

Period - From 01/01/2021 to 31/03/2021 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	37 Wilson St HIGHETT 3190	\$2,810,000	31/03/2021
2	23 Collingwood St SANDRINGHAM 3191	\$2,713,000	24/10/2020
3	79 Bay Rd SANDRINGHAM 3191	\$2,700,000	12/12/2020

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:

16/04/2021 10:33



4 5 4

Property Type: House (Res)

Land Size: 691 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

March quarter 2021: \$1,985,000

Comparable Properties



37 Wilson St HIGHETT 3190 (REI)

Agent Comments

5 5 2

Price: \$2,810,000

Method: Auction Sale

Date: 31/03/2021

Property Type: House (Res)



23 Collingwood St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 2

Price: \$2,713,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)

Land Size: 627 sqm approx



79 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 2

Price: \$2,700,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 627 sqm approx