

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

6 Gipsy Way, Sandringham Vic 3191

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$854,000 Property Type Unit Suburb Sandringham

Period - From 01/07/2020 to 30/06/2021 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	203/4 Littlewood St HAMPTON 3188	\$850,000	03/06/2021
2	5/8 Willis St HAMPTON 3188	\$875,000	08/05/2021
3	3/200 Bluff Rd SANDRINGHAM 3191	\$850,000	08/03/2021

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:

03/08/2021 11:11



Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2021: \$854,000

Comparable Properties

203/4 Littlewood St HAMPTON 3188 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 03/06/2021
Property Type: Flat/Unit/Apartment (Res)



5/8 Willis St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$875,000
Method: Auction Sale
Date: 08/05/2021
Property Type: Townhouse (Res)



3/200 Bluff Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 08/03/2021
Property Type: Townhouse (Single)