

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

5/184 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$750,000

House

Unit

X

Suburb

Sandringham

Period - From

01/04/2017

to

31/03/2018

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	5/315 Beach Rd BLACK ROCK 3193	\$1,165,000	24/02/2018
2	31/170 Beach Rd SANDRINGHAM 3191	\$1,159,000	17/03/2018
3	28/170 Beach Rd SANDRINGHAM 3191	\$1,017,500	16/12/2017

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.



1 -

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
Year ending March 2018: \$750,000

Comparable Properties



5/315 Beach Rd **BLACK ROCK 3193 (REI/VG)** Agent Comments

3 2 2

Price: \$1,165,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Apartment
Land Size: 944 sqm approx



31/170 Beach Rd **SANDRINGHAM 3191 (REI)** Agent Comments

3 2 2

Price: \$1,159,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: Townhouse (Res)



28/170 Beach Rd **SANDRINGHAM 3191 (REI/VG)** Agent Comments

3 2 2

Price: \$1,017,500
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: Townhouse (Res)