

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 1/11 Waltham Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$920,000 House Unit X Suburb Sandringham

Period - From 01/04/2018 to 30/06/2018 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 | 6/45 Grenville St HAMPTON 3188 | \$933,000 | 24/03/2018 |
| 2 | 12/170 Beach Rd SANDRINGHAM 3191 | \$925,000 | 04/04/2018 |
| 3 | 4/91 Bay Rd SANDRINGHAM 3191 | \$850,000 | 10/05/2018 |

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.



Rooms:
Property Type: Retail (Com)
Land Size: 476 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median Unit Price
June quarter 2018: \$920,000

Comparable Properties



6/45 Grenville St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$933,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 3
Property Type: Townhouse (Res)



12/170 Beach Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 04/04/2018
Rooms: -
Property Type: Townhouse (Res)



4/91 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 10/05/2018
Rooms: -
Property Type: Apartment