

## 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	2 Balmoral Avenue, Sandringham Vic 3191
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$1,425,000
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#### Median sale price

Median price	\$2,087,500	House	X	Unit		Suburb	Sandringham
Period - From	01/07/2018	to	30/09/2018	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	1/6 Sylvia Cr BLACK ROCK 3193	\$1,435,000	24/11/2018
2	19a Reno Rd SANDRINGHAM 3191	\$1,395,000	27/10/2018
3	1/142 Bay Rd SANDRINGHAM 3191	\$1,360,000	17/09/2018

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.



4   3   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,425,000  
**Median House Price**  
September quarter 2018: \$2,087,500

## Comparable Properties



**1/6 Sylvia Cr BLACK ROCK 3193 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,435,000  
**Method:** Private Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**19a Reno Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**1/142 Bay Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 17/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)