

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 7/91 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$710,000

Median sale price

Median price \$990,000 House Unit X Suburb Sandringham

Period - From 01/10/2018 to 31/12/2018 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	9/440 Hampton St HAMPTON 3188	\$725,000	21/01/2019
2	3/34 Crisp St HAMPTON 3188	\$716,000	25/02/2019
3	110/18-34 Station St SANDRINGHAM 3191	\$665,000	29/11/2018

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.