

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	142 Beach Road, Sandringham Vic 3191
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Indicative selling price

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

Range between	\$1,600,000	&	\$1,750,000
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Median sale price

Median price	\$1,750,000	House	X	Unit		Suburb	Sandringham
Period - From	01/04/2018	to	31/03/2019	Source	REIV		

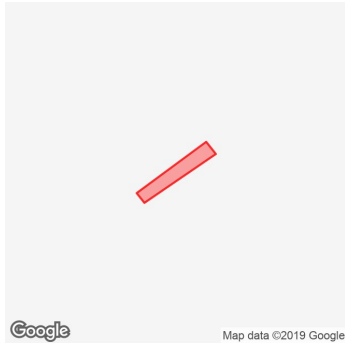
Comparable property sales (*Delete A or B below as applicable)

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	1/159 Beach Rd SANDRINGHAM 3191	\$1,806,000	08/12/2018
2	11/202 Beach Rd BLACK ROCK 3193	\$1,800,000	18/04/2019
3	14 Royal Av SANDRINGHAM 3191	\$1,587,000	23/03/2019

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.



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Rooms:
Property Type: House
Land Size: 261.131 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending March 2019: \$1,750,000

Comparable Properties



1/159 Beach Rd SANDRINGHAM 3191 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,806,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Townhouse (Res)



11/202 Beach Rd BLACK ROCK 3193 (REI) [Agent Comments](#)

4 2 3

Price: \$1,800,000
Method: Private Sale
Date: 18/04/2019
Rooms: 8
Property Type: Apartment



14 Royal Av SANDRINGHAM 3191 (REI) [Agent Comments](#)

3 2 -

Price: \$1,587,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 418 sqm approx