

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	104/4 Fernhill Rd SANDRINGHAM 3191	\$600,000	28/02/2019
2	11/41-43 Bay Rd SANDRINGHAM 3191	\$595,000	04/02/2019
3	1/11 Railway Cr HAMPTON 3188	\$590,500	25/05/2019

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.



 2
  1
  1

Rooms: 4

Property Type: Apartment

Agent Comments

Brand-New Style and Unmatched Lifestyle All about in keeping with its premium bayside location, this brand-new two bedroom apartment in the centre of Hampton Street delivers high-end, modern living with and unmatched lifestyle experience.

Indicative Selling Price

\$595,000

Median Unit Price

March quarter 2019: \$677,500

Comparable Properties



104/4 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$600,000

Method: Private Sale

Date: 28/02/2019

Rooms: 4

Property Type: Apartment



11/41-43 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

 2
  -
  -

Price: \$595,000

Method: Sale

Date: 04/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/11 Railway Cr HAMPTON 3188 (REI)

Agent Comments

 2
  1
  1

Price: \$590,500

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: Apartment