

# 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

2/58 Station Street, Sandringham Vic 3191

### Indicative selling price

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

Single price

\$1,395,000

### Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/10/2019

to

30/09/2020

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	9/28 Linacre Rd HAMPTON 3188	\$1,500,000	05/08/2020
2	22/86-88 Beach Rd SANDRINGHAM 3191	\$1,400,000	22/10/2020
3			

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.~~

This Statement of Information was prepared on:

11/01/2021 13:30



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**Rooms:** 6  
**Property Type:** Strata Unit/Flat  
**Land Size:** 165 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,395,000  
**Median Unit Price**  
Year ending September 2020: \$860,000

## Comparable Properties

9/28 Linacre Rd HAMPTON 3188 (VG)

[Agent Comments](#)

3   -   -

**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 05/08/2020  
**Property Type:** Strata Unit/Flat



22/86-88 Beach Rd SANDRINGHAM 3191 (REI) [Agent Comments](#)

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**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 22/10/2020  
**Property Type:** Apartment

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.