

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

14/1 George Street, Sandringham Vic 3191

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Sandringham

Period - From 01/01/2020

to 31/03/2020

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	11/1 George St, Sandringham, Vic 3191, Australia	\$420,000	17/03/2020
2	1/349-351 Bluff Rd HAMPTON 3188	\$490,000	04/05/2020
3	301/1148 Nepean Hwy HIGHETT 3190	\$470,000	03/02/2020

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:

10/06/2020 14:56



Property Type:
Agent Comments

Indicative Selling Price
\$430,000
Median Unit Price
March quarter 2020: \$630,000

Comparable Properties

11/1 George St, Sandringham, Vic 3191,
Australia (REI)

Agent Comments



Price: \$420,000
Method:
Date: 17/03/2020
Property Type: Apartment



1/349-351 Bluff Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 04/05/2020
Property Type: Apartment



301/1148 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 03/02/2020
Property Type: Apartment