

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 20a Duff Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2019 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	2/571 Balcombe Rd BLACK ROCK 3193	\$925,000	22/02/2020
2	2/45 Second St BLACK ROCK 3193	\$880,000	30/03/2020
3	1/565 Balcombe Rd BLACK ROCK 3193	\$870,000	16/02/2020

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: 29/06/2020 17:30

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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
Year ending March 2020: \$810,000

Comparable Properties



2/571 Balcombe Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$925,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Unit



2/45 Second St BLACK ROCK 3193 (REI)

Agent Comments

2 2 1

Price: \$880,000
Method: Private Sale
Date: 30/03/2020
Rooms: 3
Property Type: Unit



1/565 Balcombe Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$870,000
Method: Sold After Auction
Date: 16/02/2020
Rooms: 4
Property Type: Unit