

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

8/42 Edward Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$800,000 & \$830,000

Median sale price

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

Period - From 28/07/2019 to 27/07/2020 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	1/2 Moira Av HIGHETT 3190	\$880,000	25/07/2020
2	5/171 Bluff Rd BLACK ROCK 3193	\$755,000	02/05/2020
3	3/43 Abbott St SANDRINGHAM 3191	\$725,000	12/06/2020

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:

28/07/2020 12:41



2 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000 - \$830,000
Median Unit Price
28/07/2019 - 27/07/2020: \$810,000

Comparable Properties



1/2 Moira Av HIGHETT 3190 (REI)

Agent Comments

2 1 2

Price: \$880,000
Method: Auction Sale
Date: 25/07/2020
Property Type: Townhouse (Res)



5/171 Bluff Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$755,000
Method: Private Sale
Date: 02/05/2020
Property Type: Unit

3/43 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$725,000
Method: Private Sale
Date: 12/06/2020
Rooms: 3
Property Type: Unit