

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 4/96 Station Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$816,250 Property Type Unit Suburb Sandringham

Period - From 01/07/2019 to 30/06/2020 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	4/45 Beach Rd HAMPTON 3188	\$780,000	28/05/2020
2	801/222 Bay Rd SANDRINGHAM 3191	\$707,500	09/03/2020
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: 02/09/2020 13:05



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
Year ending June 2020: \$816,250

Comparable Properties



4/45 Beach Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000
Method: Private Sale
Date: 28/05/2020
Rooms: 4
Property Type: Apartment



801/222 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 1

Price: \$707,500
Method: Private Sale
Date: 09/03/2020
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.