

# 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

6/2 Sandringham Road, Sandringham Vic 3191

### Indicative selling price

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

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,100,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2020 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	2/20 Duff St SANDRINGHAM 3191	\$929,000	10/07/2020
2	8/42 Edward St SANDRINGHAM 3191	\$860,000	07/08/2020
3	2/31 Sims St SANDRINGHAM 3191	\$810,000	08/04/2020

**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: 28/09/2020 10:51



2   1   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

June quarter 2020: \$1,100,000

## Comparable Properties

2/20 Duff St SANDRINGHAM 3191 (REI/VG)

**Agent Comments**

2   1   2

**Price:** \$929,000

**Method:** Sold Before Auction

**Date:** 10/07/2020

**Property Type:** Unit

**Land Size:** 270 sqm approx



8/42 Edward St SANDRINGHAM 3191 (REI)

**Agent Comments**

2   1   2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 07/08/2020

**Property Type:** Unit



2/31 Sims St SANDRINGHAM 3191 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 08/04/2020

**Rooms:** 3

**Property Type:** Unit