

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

Range between \$830,000 & \$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 | 3/245 Bluff Rd SANDRINGHAM 3191 | \$900,000 | 29/06/2020 |
| 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: 06/10/2020 14:07



2 1 1

Property Type: Unit
Land Size: 241 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$830,000 - \$880,000
Median Unit Price
June quarter 2020: \$1,100,000

Comparable Properties



3/245 Bluff Rd SANDRINGHAM 3191 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$900,000
Method: Private Sale
Date: 29/06/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 310 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