

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 27b Spring Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$795,000 Property Type Unit Suburb Sandringham

Period - From 16/11/2019 to 15/11/2020 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	44a Miller St HIGHETT 3190	\$1,250,000	29/10/2020
2	159b Bay Rd SANDRINGHAM 3191	\$1,196,000	14/10/2020
3	1/23 Reno Rd SANDRINGHAM 3191	\$1,150,000	01/06/2020

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: 16/11/2020 12:34



2 2 2

Property Type: Townhouse (Res)
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
16/11/2019 - 15/11/2020: \$795,000

Comparable Properties



44a Miller St HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,250,000
Method: Sold Before Auction
Date: 29/10/2020
Property Type: Townhouse (Res)



159b Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,196,000
Method: Private Sale
Date: 14/10/2020
Property Type: Townhouse (Res)



1/23 Reno Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 01/06/2020
Property Type: House