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

206/4 Fernhill Road, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$755,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4/36 Crisp St HAMPTON 3188	\$890,000	16/03/2023
2	8/34-38 Edward St SANDRINGHAM 3191	\$885,000	25/03/2023
3	3/9 Waltham St SANDRINGHAM 3191	\$870,000	18/03/2023

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:

15/06/2023 16:04



206/4 Fernhill Road, Sandringham Vic 3191



Melina Scriva





Property Type: Apartment Agent Comments

9194 1200 0419 348 606 melinascriva@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$900,000 Median Unit Price Year ending March 2023: \$755,000

Comparable Properties



4/36 Crisp St HAMPTON 3188 (REI)



Price: \$890,000 Method: Sold Before Auction Date: 16/03/2023 Property Type: Townhouse (Res) Agent Comments



8/34-38 Edward St SANDRINGHAM 3191 (REI) Agent Comments



Price: \$885,000 Method: Auction Sale Date: 25/03/2023 Property Type: Unit

3/9 Waltham St SANDRINGHAM 3191 (REI)



Agent Comments



Price: \$870,000 Method: Auction Sale Date: 18/03/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200





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