

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 consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2022 to 31/03/2023 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	4/36 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



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/36 Crisp St HAMPTON 3188 (REI)

Agent Comments

2 2 1

Price: \$890,000

Method: Sold Before Auction

Date: 16/03/2023

Property Type: Townhouse (Res)



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

2 1 1

Price: \$885,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit



3/9 Waltham St SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$870,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit