

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

1/23 Reno Road, Sandringham Vic 3191

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,760,000

Property Type

House

Suburb

Sandringham

Period - From

23/05/2019

to

22/05/2020

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	1/65 Royal Av SANDRINGHAM 3191	\$1,278,000	29/02/2020
2	103/6 Fernhill Rd SANDRINGHAM 3191	\$1,118,000	05/03/2020
3	6/184 Beach Rd SANDRINGHAM 3191	\$1,100,000	19/03/2020

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:

23/05/2020 16:09

Steve Burke
9818 1888
0448 331 653
sburke@hockingstuart.com.au

Indicative Selling Price

\$1,150,000

Median House Price

23/05/2019 - 22/05/2020: \$1,760,000



3 2 2

Rooms: 5

Property Type: House

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



1/65 Royal Av SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,278,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)



103/6 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,118,000

Method: Private Sale

Date: 05/03/2020

Property Type: Apartment



6/184 Beach Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 19/03/2020

Property Type: Unit