

Simone Chin 0403 857 266 simone@nickjohnstone.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,760,000
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Median sale price

Median price	\$1,800,000	Hou	ıse X	Unit		Suburb	Sandringham
Period - From	01/07/2017	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Abbott St SANDRINGHAM 3191	\$2,087,500	21/07/2018
2	61 Red Bluff St BLACK ROCK 3193	\$2,023,000	26/05/2018
3	9 Miller St SANDRINGHAM 3191	\$1,800,000	17/03/2018

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.



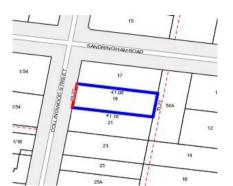


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Indicative Selling Price \$1,600,000 - \$1,760,000 **Median House Price** Year ending June 2018: \$1,800,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 627 sqm approx

Agent Comments

Comparable Properties



48 Abbott St SANDRINGHAM 3191 (REI/VG)

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2



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Price: \$2,087,500 Method: Private Sale Date: 21/07/2018

Rooms: -

Property Type: House Land Size: 613 sgm approx

61 Red Bluff St BLACK ROCK 3193 (REI)

--3



Price: \$2,023,000 Method: Auction Sale Date: 26/05/2018

Rooms: -

Property Type: House (Res)

9 Miller St SANDRINGHAM 3191 (REI/VG)







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Price: \$1,800,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 668 sqm approx

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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