

## 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

351 Sandy Road St Andrews Beach VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

St Andrews Beach

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

41 Tiberius Road St Andrews Beach VIC 3941	\$1,275,000	04-Dec-20
5 Daniella Court St Andrews Beach VIC 3941	\$1,350,000	10-Oct-20
33 Constantine Avenue St Andrews Beach VIC 3941	\$1,220,000	23-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 02 March 2021



**41 Tiberius Road St Andrews Beach VIC 3941**

Sold Price

**\$1,275,000**

Sold Date

**04-Dec-20**

2

1

2

Distance

**0.49km**



**5 Daniella Court St Andrews Beach VIC 3941**

Sold Price

**\$1,350,000**

Sold Date

**10-Oct-20**

5

2

2

Distance

**0.53km**



**33 Constantine Avenue St Andrews Beach VIC 3941**

Sold Price

**\$1,220,000**

Sold Date

**23-Oct-20**

3

2

2

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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