

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

3/65 Royal Avenue, 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 \$765,000

House

Unit

X

Suburb

Sandringham

Period - From 01/10/2016

to

30/09/2017

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	8/233-237 Bluff Rd SANDRINGHAM 3191	\$910,000	07/06/2017
2	1/2 Fuge St HIGHETT 3190	\$847,000	28/10/2017
3	4/64 Edward St SANDRINGHAM 3191	\$819,500	20/06/2017

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.



3 1 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



8/233-237 Bluff Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 1 2

Price: \$910,000

Method: Sold Before Auction

Date: 07/06/2017

Rooms: 5

Property Type: Unit



1/2 Fuge St HIGHETT 3190 (REI)

Agent Comments

3 1 1

Price: \$847,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Unit

Land Size: 243 sqm approx



4/64 Edward St SANDRINGHAM 3191 (REI/VG) Agent Comments

3 1 1

Price: \$819,500

Method: Private Sale

Date: 20/06/2017

Rooms: -

Property Type: Unit