

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

3/21 Codrington Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$770,000

&

\$830,000

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	4/172 Bay Rd SANDRINGHAM 3191	\$820,000	16/09/2017
2	4 Gipsy Way SANDRINGHAM 3191	\$800,000	26/08/2017
3	5/273 Bluff Rd SANDRINGHAM 3191	\$770,000	22/07/2017

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.~~



2 1 2

Rooms:
Property Type: Unit
Land Size: 199 sqm approx
Agent Comments

Indicative Selling Price
 \$770,000 - \$830,000
Median Unit Price
 Year ending September 2017: \$765,000

Comparable Properties



4/172 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$820,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 4
Property Type: Unit
Land Size: 185 sqm approx



4 Gypsy Way SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$800,000
Method: Sold Before Auction
Date: 26/08/2017
Rooms: -
Property Type: Apartment



5/273 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$770,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: Unit
Land Size: 208 sqm approx