

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

2/23 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$732,500

Property Type

Unit

Suburb

Sandringham

Period - From

01/07/2019

to

30/09/2019

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	8/138-140 Linacre Rd HAMPTON 3188	\$685,000	04/09/2019
2	24/49-51 Bay Rd SANDRINGHAM 3191	\$680,000	07/06/2019
3	3/91 Beach Rd SANDRINGHAM 3191	\$680,000	04/07/2019

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:

20/11/2019 16:29



2 1 1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/138-140 Linacre Rd HAMPTON 3188 (REI/VG) Agent Comments

2 1 1

Price: \$685,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: Villa



24/49-51 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

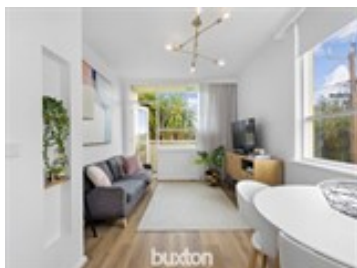
3 - -

Price: \$680,000

Method: Sale

Date: 07/06/2019

Property Type: Strata Unit/Flat



3/91 Beach Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 04/07/2019

Property Type: Apartment