

# 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

11/19-21 Abbott Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### 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	303/388 Hampton St HAMPTON 3188	\$595,000	16/09/2019
2	1/11 Railway Cr HAMPTON 3188	\$590,500	25/05/2019
3	203/388 Hampton St HAMPTON 3188	\$590,000	27/08/2019

**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:

13/11/2019 16:42



**Property Type:** Apartment

Agent Comments

## Comparable Properties

**303/388 Hampton St HAMPTON 3188 (VG)**

Agent Comments



**Price:** \$595,000

**Method:** Sale

**Date:** 16/09/2019

**Property Type:** Flat/Unit/Apartment (Res)



**1/11 Railway Cr HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$590,500

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** Apartment

**203/388 Hampton St HAMPTON 3188 (VG)**

Agent Comments



**Price:** \$590,000

**Method:** Sale

**Date:** 27/08/2019

**Property Type:** Strata Unit/Flat