

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 325/18-34 Station Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$990,000 House Unit X Suburb Sandringham

Period - From 01/10/2018 to 31/12/2018 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	213/2 Willis La HAMPTON 3188	\$400,000	11/09/2018
2	315/222 Bay Rd SANDRINGHAM 3191	\$374,000	22/08/2018
3	102/18 Station St SANDRINGHAM 3191	\$330,000	26/07/2018

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.



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Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



213/2 Willis La HAMPTON 3188 (VG)

Agent Comments

1 - -

Price: \$400,000

Method: Sale

Date: 11/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



315/222 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

1 1 1

Price: \$374,000

Method: Private Sale

Date: 22/08/2018

Rooms: -

Property Type: Apartment

102/18 Station St SANDRINGHAM 3191 (VG)

Agent Comments

1 - -

Price: \$330,000

Method: Sale

Date: 26/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)