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

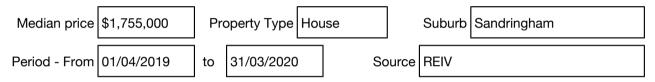
1/22 Wentworth Avenue, Sandringham Vic 3191

Indicative selling price

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Single price \$2,800,000

Median sale price



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	77 Sandringham Rd SANDRINGHAM 3191	\$2,915,000	14/12/2019
2	21 Hornby St BEAUMARIS 3193	\$2,805,000	25/12/2019
3	29 Mclauchlin Av SANDRINGHAM 3191	\$2,525,000	20/02/2020

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:

28/04/2020 12:07



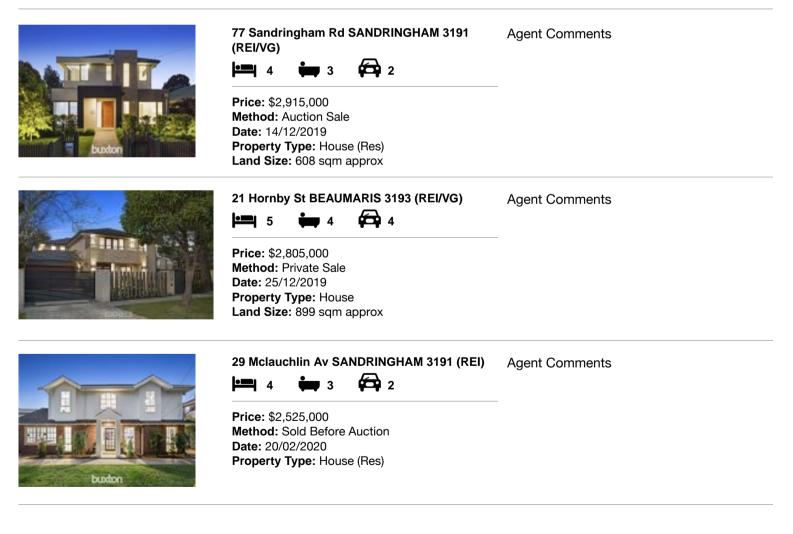






Property Type: House (Res) **Land Size:** 691 sqm approx Agent Comments Indicative Selling Price \$2,800,000 Median House Price Year ending March 2020: \$1,755,000

Comparable Properties



Account - Greg Hocking Bayside Living | P: 95890222



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.