

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

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

Single price

\$2,800,000

Median sale price

Median price

\$1,755,000

Property Type

House

Suburb

Sandringham

Period - From

01/04/2019

to

31/03/2020

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	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



3 1 1

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



77 Sandringham Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 2

Price: \$2,915,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 608 sqm approx



21 Hornby St BEAUMARIS 3193 (REI/VG)

Agent Comments

5 4 4

Price: \$2,805,000

Method: Private Sale

Date: 25/12/2019

Property Type: House

Land Size: 899 sqm approx



29 Mclauchlin Av SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$2,525,000

Method: Sold Before Auction

Date: 20/02/2020

Property Type: House (Res)