

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 123 Sandy Road, Fingal VIC 3939

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$1,825,000 Property type House Suburb Fingal VIC 3939

Period - From 01/03/2021 to 28/02/2022 Source CoreLogic

Comparable property sales

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
233 Maxwell Road, Fingal VIC 3939	\$3,100,000	15/12/2021
211 Maxwell Road, Fingal VIC 3939	\$2,750,000	13/11/2021
171 Maxwell Road, Fingal VIC 3939	\$3,315,000	12/12/2021

This Statement of Information was prepared on: 15/03/2022