

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

4 Wentworth Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2020

to

30/06/2020

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	2 Salisbury St SANDRINGHAM 3191	\$1,435,000	04/08/2020
2	8 Brand St HAMPTON 3188	\$1,390,000	05/08/2020
3	6/42 Highett Rd HAMPTON 3188	\$1,310,000	05/08/2020

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:

29/09/2020 08:54



3 2 2

Property Type: House
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Unit Price
June quarter 2020: \$1,100,000

Comparable Properties



2 Salisbury St SANDRINGHAM 3191 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,435,000
Method: Private Sale
Date: 04/08/2020
Property Type: House
Land Size: 333 sqm approx



8 Brand St HAMPTON 3188 (REI)

Agent Comments

3 3 3

Price: \$1,390,000
Method: Sold Before Auction
Date: 05/08/2020
Property Type: House (Res)



6/42 Highett Rd HAMPTON 3188 (REI)

Agent Comments

3 3 2

Price: \$1,310,000
Method: Private Sale
Date: 05/08/2020
Property Type: Townhouse (Single)