

# 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

18B Darcy Avenue, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,522,500

Property Type

Townhouse

Suburb

Sandringham

Period - From

02/10/2022

to

01/10/2023

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 | 11/4 Raith Av SANDRINGHAM 3191 | \$1,150,000 | 22/06/2023   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

02/10/2023 11:52



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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Townhouse Price**

02/10/2022 - 01/10/2023: \$1,522,500

## Comparable Properties



**11/4 Raith Av SANDRINGHAM 3191 (REI/VG)**

Agent Comments

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**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 22/06/2023

**Property Type:** Unit

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.