

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

201/4 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$700,000 & \$740,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Sandringham

Period - From 15/01/2024 to 14/01/2025 Source Property Data

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	110/4 Fernhill Rd SANDRINGHAM 3191	\$712,500	20/11/2024
2	2/17 Small St HAMPTON 3188	\$720,000	11/09/2024
3	210/33 Crisp St HAMPTON 3188	\$700,000	08/08/2024

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:

15/01/2025 09:46



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$740,000

Median Unit Price

15/01/2024 - 14/01/2025: \$665,000

Comparable Properties



110/4 Fernhill Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$712,500

Method: Private Sale

Date: 20/11/2024

Property Type: Apartment



2/17 Small St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 -

Price: \$720,000

Method: Private Sale

Date: 11/09/2024

Property Type: Apartment



210/33 Crisp St HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment

Account - Atria Real Estate



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