

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

4/65 Royal Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,397,000

Property Type Townhouse

Suburb Sandringham

Period - From 21/12/2022

to

20/12/2023

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	8/4 Raith Av SANDRINGHAM 3191	\$1,075,000	18/11/2023
2	50 Nicol St HIGHETT 3190	\$1,010,000	29/07/2023
3	1/10 Spring Rd HIGHETT 3190	\$1,000,000	11/11/2023

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:

21/12/2023 11:00

4/65 Royal Avenue, Sandringham Vic 3191

Byron Kerr

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Townhouse Price

21/12/2022 - 20/12/2023: \$1,397,000

Comparable Properties



8/4 Raith Av SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,075,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit



50 Nicol St HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,010,000

Method: Sale

Date: 29/07/2023

Property Type: Flat/Unit/Apartment (Res)



1/10 Spring Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

Account - Jellis Craig



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