

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

6/26 FERNHILL ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

3/13 SMALL STREET HAMPTON VIC 3188	\$960,000	30-Nov-24
2/70 VICTORIA STREET SANDRINGHAM VIC 3191	\$980,000	23-Oct-24
3/156 BAY ROAD SANDRINGHAM VIC 3191	\$925,000	02-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 17 December 2024



3/13 SMALL STREET HAMPTON VIC 3188 Sold Price ^{RS} **\$960,000** ^{UN} Sold Date **30-Nov-24**

2 2 1

Distance **1.77km**



2/70 VICTORIA STREET SANDRINGHAM VIC 3191 Sold Price ^{RS} **\$980,000** Sold Date **23-Oct-24**

2 1 1

Distance **0.91km**



3/156 BAY ROAD SANDRINGHAM VIC 3191 Sold Price **\$925,000** Sold Date **02-Aug-24**

2 1 1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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