## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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Brand new 3 bedroom 2 bathroom 2 car garage townhouse SANDRINGHAM VIC 3191						
e see consumer.vic	c.gov.au	ı/underquot	ing (*D	elete single pric	e or range	as applicable)
\$1,269,000	*1 /hg		_		&	
Median sale price (*Delete house or unit as applicable)						
\$710,000	Property type			Unit	Suburb	Sandringham
01 Apr 2022	to 31 Mar 2023		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						
	Brand new 3 be VIC 3191  e see consumer.vic \$1,269,000  pplicable)  \$710,000  01 Apr 2022  cales (*Delete A properties sold with this representative of	Brand new 3 bedroom VIC 3191  e see consumer.vic.gov.au \$1,269,000  pplicable)  \$710,000  Prop  01 Apr 2022  to  cales (*Delete A or B bedroom VIC 3191	Brand new 3 bedroom 2 bathrood VIC 3191  e see consumer.vic.gov.au/underquot \$1,269,000  \$1,269,000  \$710,000  Property type  01 Apr 2022  to 31 Mar 2  cales (*Delete A or B below as a properties sold within two kilometres on the representative considers to be most at the solution of t	Brand new 3 bedroom 2 bathroom 2 of VIC 3191  e see consumer.vic.gov.au/underquoting (*D \$1,269,000 or range between or plicable)  \$710,000 Property type  01 Apr 2022 to 31 Mar 2023  cales (*Delete A or B below as application properties sold within two kilometres of the pattern representative considers to be most comparison.	Brand new 3 bedroom 2 bathroom 2 car garage town VIC 3191  e see consumer.vic.gov.au/underquoting (*Delete single pric \$1,269,000  or range between  splicable)  \$710,000  Property type  Unit  01 Apr 2022  to 31 Mar 2023  Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale- nt's representative considers to be most comparable to the price.	Brand new 3 bedroom 2 bathroom 2 car garage townhouse SA VIC 3191  e see consumer.vic.gov.au/underquoting (*Delete single price or range states and states are consumer.vic.gov.au/underquoting (*Delete single price or range states are consumer.vic.gov.au/underquoting states are consumer.vic.gov.au/underquoting states are

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: 27 April 2023



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