

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

192 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,028,000

Property Type House

Suburb Sandringham

Period - From 01/07/2022

to

30/06/2023

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	256 Beach Rd BLACK ROCK 3193	\$3,450,000	12/08/2023
2	96 Beach Rd SANDRINGHAM 3191	\$3,000,000	30/06/2023
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:

12/10/2023 14:33



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Property Type: House
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending June 2023: \$2,028,000

Comparable Properties



256 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

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Price: \$3,450,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 517 sqm approx



96 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

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Price: \$3,000,000
Method: Private Sale
Date: 30/06/2023
Property Type: House
Land Size: 300 sqm approx

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.