

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

6/172 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$1,295,000

&

\$1,420,000

Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/10/2019

to

30/09/2020

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	17/49-51 Bay Rd SANDRINGHAM 3191	\$1,400,000	19/06/2020
2			
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:

17/11/2020 17:08

6/172 Beach Road, Sandringham Vic 3191

Stephen Tickell

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Indicative Selling Price

\$1,295,000 - \$1,420,000

Median Unit Price

Year ending September 2020: \$860,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



17/49-51 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 19/06/2020

Rooms: 4

Property Type: Apartment

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840