

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

4/1 GEORGE STREET 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,750

Property type

Unit

Suburb

Sandringham

Period-from

01 Mar 2021

to

28 Feb 2022

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

302/9A REMINGTON DRIVE HIGHETT VIC 3190	\$422,500	13-Jan-22
600/222 BAY ROAD SANDRINGHAM VIC 3191	\$430,000	14-Oct-21
6/1 GEORGE STREET SANDRINGHAM VIC 3191	\$420,000	17-Mar-22

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: 20 March 2022



**302/9A REMINGTON DRIVE
HIGHTT VIC 3190**

 1  1  1

Sold Price

\$422,500

Sold Date

13-Jan-22

Distance

1.66km



**600/222 BAY ROAD
SANDRINGHAM VIC 3191**

 1  1  1

Sold Price

\$430,000

Sold Date

14-Oct-21

Distance

0.33km



**6/1 GEORGE STREET
SANDRINGHAM VIC 3191**

 2  1  1

Sold Price

RS

\$420,000

Sold Date

17-Mar-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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