Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 201/4 Fernhill Road, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$700,000		&		\$720,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/01/2024	to	31/12/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	110/4 Fernhill Rd SANDRINGHAM 3191	\$712,500	20/11/2024
2	2/4 Fernhill Rd SANDRINGHAM 3191	\$710,000	19/10/2024
3	210/33 Crisp St HAMPTON 3188	\$700,000	08/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

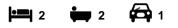
31/01/2025 18:00



201/4 Fernhill Road, Sandringham Vic 3191







Property Type: Apartment Agent Comments

03 8680 9461 0403 857 266 simone@atriarealestate.com.au **Indicative Selling Price**

\$700,000 - \$720,000 **Median Unit Price** Year ending December 2024: \$850,000

Comparable Properties



110/4 Fernhill Rd SANDRINGHAM 3191 (REI/VG) Agent Comments 2 2 1 Price: \$712,500 Method: Private Sale Date: 20/11/2024 Property Type: Apartment 2/4 Fernhill Rd SANDRINGHAM 3191 (VG) Agent Comments Price: \$710,000 Method: Sale Date: 19/10/2024 Property Type: Strata Unit/Flat



210/33 Crisp St HAMPTON 3188 (REI/VG)

2 2

1

Agent Comments

Price: \$700,000 Method: Private Sale Date: 08/08/2024 Property Type: Apartment

Account - Atria Real Estate



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.