

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

201/4 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$700,000 & \$720,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Sandringham

Period - From 01/01/2024 to 31/12/2024 Source 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.

	Address 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



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Property Type: Apartment

Agent Comments

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](#)

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Price: \$712,500

Method: Private Sale

Date: 20/11/2024

Property Type: Apartment

2/4 Fernhill Rd SANDRINGHAM 3191 (VG)

[Agent Comments](#)

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Price: \$710,000

Method: Sale

Date: 19/10/2024

Property Type: Strata Unit/Flat



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

[Agent Comments](#)

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Price: \$700,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment

Account - Atria Real Estate