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

1/91 Beach Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$630,000		&		\$690,000				
Median sale pr	rice								
Median price	\$868,000	Pro	operty Type	Unit			Suburb	Sandringham	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	20/86-88 Beach Rd SANDRINGHAM 3191	\$719,000	24/01/2024
2	2/9-11 Arthur St SANDRINGHAM 3191	\$690,000	24/02/2024
3	24/22 Abbott St SANDRINGHAM 3191	\$635,000	21/03/2024

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:

09/04/2024 11:01



BARRYPLANT





Property Type: Apartment Agent Comments

Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

Indicative Selling Price \$630,000 - \$690,000 Median Unit Price Year ending December 2023: \$868,000

Comparable Properties



20/86-88 Beach Rd SANDRINGHAM 3191 (REI) Agent Comments



Price: \$719,000 Method: Private Sale Date: 24/01/2024 Property Type: Apartment



2/9-11 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$690,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment

24/22 Abbott St SANDRINGHAM 3191 (REI)



Agent Comments

Price: \$635,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit

Account - Barry Plant | P: 03 9586 0500



propertydata

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