

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

4/86 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$920,000 Property Type Unit Suburb Sandringham

Period - From 01/10/2019 to 31/12/2019 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	11/78 Holyrood St HAMPTON 3188	\$860,000	23/11/2019
2	4/58 Station St SANDRINGHAM 3191	\$850,000	16/12/2019
3	28/56 Beach Rd HAMPTON 3188	\$800,000	30/11/2019

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:

20/03/2020 14:19



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2019: \$920,000

Comparable Properties



11/78 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 4

Property Type: Apartment

Land Size: 3417 sqm approx

4/58 Station St SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 16/12/2019

Property Type: Strata Unit/Flat



28/56 Beach Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment