

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

1/7 Royal Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,990,000

&

\$2,189,000

Median sale price

Median price \$2,155,000

Property Type House

Suburb Sandringham

Period - From 26/11/2023

to

25/11/2024

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	10 Station St SANDRINGHAM 3191	\$2,150,000	16/11/2024
2	1a Seaview Cr BLACK ROCK 3193	\$2,055,000	19/09/2024
3	14 Lawson Pde HIGHETT 3190	\$1,995,000	09/08/2024

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:

26/11/2024 15:05



2 2 2

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,990,000 - \$2,189,000

Median House Price

26/11/2023 - 25/11/2024: \$2,155,000

Comparable Properties



10 Station St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$2,150,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 451 sqm approx



1a Seaview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,055,000

Method: Private Sale

Date: 19/09/2024

Property Type: Townhouse (Res)

Land Size: 534 sqm approx



14 Lawson Pde HIGHETT 3190 (REI)

Agent Comments

5 2 3

Price: \$1,995,000

Method: Private Sale

Date: 09/08/2024

Property Type: House

Land Size: 810 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400