

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

6/47 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$680,000

&

\$748,000

Median sale price

Median price

\$920,000

House

Unit

X

Suburb

Sandringham

Period - From

01/04/2018

to

30/06/2018

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	2/3-5 Morley Cr HIGHETT 3190	\$710,000	05/05/2018
2	3/186 Bay Rd SANDRINGHAM 3191	\$698,000	19/05/2018
3	9/237 Thomas St HAMPTON 3188	\$690,000	17/02/2018

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.

6/47 Abbott Street, Sandringham Vic 3191



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
June quarter 2018: \$920,000

Comparable Properties



2/3-5 Morley Cr HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Unit



3/186 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$698,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 5
Property Type: Unit



9/237 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Unit