

# 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

17/170 Beach Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$820,000

Property Type Unit

Suburb Sandringham

Period - From 15/04/2023

to

14/04/2024

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	807/222 Bay Rd SANDRINGHAM 3191	\$1,275,000	04/12/2023
2	4/64 Edward St SANDRINGHAM 3191	\$1,250,000	12/12/2023
3	1/233 Bluff Rd SANDRINGHAM 3191	\$1,212,000	25/02/2024

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:

15/04/2024 15:05



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**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Unit Price**

15/04/2023 - 14/04/2024: \$820,000

## Comparable Properties



**807/222 Bay Rd SANDRINGHAM 3191 (REI/VG)** Agent Comments

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**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** Apartment



**4/64 Edward St SANDRINGHAM 3191 (REI/VG)** Agent Comments

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**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 12/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 235 sqm approx



**1/233 Bluff Rd SANDRINGHAM 3191 (REI/VG)** Agent Comments

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**Price:** \$1,212,000

**Method:** Sold After Auction

**Date:** 25/02/2024

**Property Type:** Unit

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