

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

4/22 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/04/2022

to

31/03/2023

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	102/15 Small St HAMPTON 3188	\$425,000	12/12/2022
2			
3			

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:

08/05/2023 10:34

4/22 Abbott Street, Sandringham Vic 3191

**Jellis
Craig**

Melina Scriva

9194 1200

0419 348 606

melinascriva@jellisrcraig.com.au

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending March 2023: \$755,000



 1  1  1

Rooms: 2

Property Type: Apartment

Land Size:

Agent Comments

Comparable Properties



102/15 Small St HAMPTON 3188 (REI/VG)

Agent Comments

 1  1  1

Price: \$425,000

Method: Private Sale

Date: 12/12/2022

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9194 1200



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