

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

3/7-9 Royal Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2020

to 31/03/2021

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 | 3/4 Raith Av SANDRINGHAM 3191 | \$1,350,000 | 18/12/2020 |
| 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:

17/06/2021 17:17

3/7-9 Royal Avenue, Sandringham Vic 3191

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

Year ending March 2021: \$850,000



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



3/4 Raith Av SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 18/12/2020

Property Type: Unit

Land Size: 179 sqm approx

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840