

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 201/4 Fernhill Road, Sandringham Vic 3191  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$700,000 & \$740,000

### Median sale price

Median price \$865,000 Property Type Unit Suburb Sandringham

Period - From 23/10/2023 to 22/10/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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	108/15 Small St HAMPTON 3188	\$710,000	26/06/2024
2	206/4 Fernhill Rd SANDRINGHAM 3191	\$890,000	24/06/2023
3	G07/4 Fernhill Rd SANDRINGHAM 3191	\$690,000	25/05/2023

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23/10/2024 17:18



2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$740,000

**Median Unit Price**

23/10/2023 - 22/10/2024: \$865,000

## Comparable Properties



**108/15 Small St HAMPTON 3188 (REI/VG)**

**Agent Comments**

2   2   -

**Price:** \$710,000

**Method:** Private Sale

**Date:** 26/06/2024

**Property Type:** Apartment



**206/4 Fernhill Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$890,000

**Method:** Private Sale

**Date:** 24/06/2023

**Property Type:** Unit



**G07/4 Fernhill Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

2   2   1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 25/05/2023

**Property Type:** Apartment

**Account - Atria Real Estate**