

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

26/170 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,045,000

&

\$1,100,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Sandringham

Period - From 01/01/2021

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	5/49 Bay Rd SANDRINGHAM 3191	\$1,100,000	10/04/2021
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:

11/06/2021 13:38

26/170 Beach Road, Sandringham Vic 3191



Mandy Engelhardt
03 9521 9800
0439 483 024

mandy.engelhardt@belleproperty.com

Indicative Selling Price

\$1,045,000 - \$1,100,000

Median Unit Price

March quarter 2021: \$745,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

5/49 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$1,100,000

Method: Sale

Date: 10/04/2021

Property Type: Flat/Unit/Apartment (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.