

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

2a Moira Avenue, Sandringham Vic 3191

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$1,715,000

House

X

Unit

Suburb Sandringham

Period - From 01/04/2019

to

30/06/2019

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	80a Teddington Rd HAMPTON 3188	\$1,750,000	23/03/2019
2	29 Rose St SANDRINGHAM 3191	\$1,715,000	05/06/2019
3	25/122 Beach Rd SANDRINGHAM 3191	\$1,700,000	04/08/2019

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.

2a Moira Avenue, Sandringham Vic 3191

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000
Median House Price
June quarter 2019: \$1,715,000

Comparable Properties



80a Teddington Rd HAMPTON 3188 (REI/VG) Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 23/03/2019
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 385 sqm approx



29 Rose St SANDRINGHAM 3191 (REI) Agent Comments



Price: \$1,715,000
Method: Private Sale
Date: 05/06/2019
Rooms: -
Property Type: House



25/122 Beach Rd SANDRINGHAM 3191 (REI) Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 04/08/2019
Rooms: -
Property Type: Apartment