## 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

4/86 Beach Road, Sandringham Vic 3191

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$920,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11/78 Holyrood St HAMPTON 3188	\$860,000	23/11/2019
2	4/58 Station St SANDRINGHAM 3191	\$850,000	16/12/2019
3	28/56 Beach Rd HAMPTON 3188	\$800,000	30/11/2019

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.

This Statement of Information was prepared on:

20/03/2020 14:19









**Property Type:** Strata Unit/Flat Agent Comments

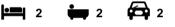
Indicative Selling Price \$800,000 - \$880,000 Median Unit Price December quarter 2019: \$920,000

# **Comparable Properties**



11/78 Holyrood St HAMPTON 3188 (REI/VG)

4/58 Station St SANDRINGHAM 3191 (VG)



Price: \$860,000 Method: Auction Sale Date: 23/11/2019 Rooms: 4 Property Type: Apartment Land Size: 3417 sqm approx

Agent Comments

Agent Comments



Price: \$850,000 Method: Sale Date: 16/12/2019 Property Type: Strata Unit/Flat



28/56 Beach Rd HAMPTON 3188 (REI/VG)



Price: \$800,000 Method: Auction Sale Date: 30/11/2019 Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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.

Agent Comments