



 4  2  6

Property Type: House (Res)

Land Size: 840 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,550,000

Median House Price

04/11/2020 - 03/11/2021: \$2,295,000

Comparable Properties



140 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments

 3  2  3

Price: \$4,400,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 858 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.

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 192 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$3,300,000 & \$3,550,000

Median sale price

Median price \$2,295,000

Property Type House

Suburb Sandringham

Period - From 04/11/2020

to 03/11/2021

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	140 Beach Rd SANDRINGHAM 3191	\$4,400,000	09/10/2021
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: 04/11/2021 10:37