

# 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 15/39-41 Abbott Street, Sandringham Vic 3191

### Indicative selling price

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

Range between \$620,000 & \$680,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Sandringham

Period - From 20/03/2023 to 19/03/2024 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	2/9-11 Arthur St SANDRINGHAM 3191	\$690,000	24/02/2024
2	113/214b Bay Rd SANDRINGHAM 3191	\$655,000	23/11/2023
3	116/216 Bay Rd SANDRINGHAM 3191	\$620,000	05/02/2024

**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: 20/03/2024 11:50

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**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
20/03/2023 - 19/03/2024: \$660,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



2/9-11 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Apartment

113/214b Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

**Price:** \$655,000

**Method:** Sale

**Date:** 23/11/2023

**Property Type:** Strata Unit/Flat



116/216 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** Apartment

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