

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

17/170 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

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

Period - From 14/03/2023 to 13/03/2024 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	2/140 Bay Rd SANDRINGHAM 3191	\$1,400,000	14/12/2023
2	107/214b Bay Rd SANDRINGHAM 3191	\$1,350,000	23/09/2023
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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: 14/03/2024 10:14



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Unit Price
14/03/2023 - 13/03/2024: \$660,000

Comparable Properties



2/140 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 14/12/2023
Property Type: Unit

107/214b Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$1,350,000
Method: Sale
Date: 23/09/2023
Property Type: Strata Unit/Flat

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.

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