

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

18/86-88 Beach Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$650,000

 &

\$680,000

Median sale price

Median price

\$732,500

 Property Type

Unit

 Suburb

Sandringham

Period - From

01/01/2024

 to

31/03/2024

 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	24/22 Abbott St SANDRINGHAM 3191	\$635,000	21/03/2024
3	2/95 Highett Rd HAMPTON 3188	\$605,000	04/04/2024

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:

24/04/2024 17:21



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

March quarter 2024: \$732,500

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



24/22 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 21/03/2024

Property Type: Unit



2/95 Hightt Rd HAMPTON 3188 (REI)

Agent Comments

2 1 2

Price: \$605,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment

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