# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/9-11 Arthur Street, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$690,000				
Median sale p	rice								
Median price	\$868,000	Pro	operty Type	Unit			Suburb	Sandringham	
Period - From	01/01/2023	to	31/12/2023		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	5/86 Fewster Rd HAMPTON 3188	\$690,000	18/09/2023
2	5/4 Small St HAMPTON 3188	\$690,000	09/08/2023
3	9/76 Bay Rd SANDRINGHAM 3191	\$660,000	07/10/2023

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:

31/01/2024 15:07









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

Indicative Selling Price \$650,000 - \$690,000 Median Unit Price Year ending December 2023: \$868,000

# **Comparable Properties**



Price: \$690,000

5/4 Small St HAMPTON 3188 (REI/VG)

5/86 Fewster Rd HAMPTON 3188 (REI/VG)

Method: Sold Before Auction Date: 18/09/2023 Property Type: Unit

Agent Comments

Agent Comments



Price: \$690,000 Method: Private Sale Date: 09/08/2023 Property Type: Apartment

9/76 Bay Rd SANDRINGHAM 3191 (REI/VG)



Agent Comments



Price: \$660,000 Method: Auction Sale Date: 07/10/2023 Property Type: Unit

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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