

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 2/9-11 Arthur Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$868,000 Property Type Unit Suburb Sandringham

Period - From 01/01/2023 to 31/12/2023 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	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



2 1 1

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



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

Agent Comments

2 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 18/09/2023

Property Type: Unit



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

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 09/08/2023

Property Type: Apartment



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

Agent Comments

2 1 1

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