

# 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 20/22 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 & \$670,000

### Median sale price

Median price \$665,000 Property Type Unit Suburb Sandringham

Period - From 31/01/2023 to 30/01/2024 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	20/86-88 Beach Rd SANDRINGHAM 3191	\$719,000	24/01/2024
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 11:50



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**20/86-88 Beach Rd SANDRINGHAM 3191 (REI)** Agent Comments



**Price:** \$719,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Apartment



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