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

27/86-88 Beach Road, Sandringham Vic 3191

Indicative selling price

	For the meaning	of this price	see consumer.vic.gov.	au/underquoting
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Single price \$595,000

Median sale price

Median price	\$687,500	Pro	perty Type Unit		Subu	rb Sandringham
Period - From	09/05/2023	to	08/05/2024	Sou	rce 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 sixmonths 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		
3		

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:

09/05/2024 12:52









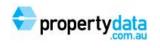
Rooms: 2 Property Type: Apartment Land Size: 2734 sqm approx Agent Comments Indicative Selling Price \$595,000 Median Unit Price 09/05/2023 - 08/05/2024: \$687,500

Comparable Properties

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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