## 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 burb and bostcode	4/10 Heath Street, Sandringham, VIC 3191										
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price			or range b		between	\$900,000		&	\$950,000		
Median sale price											
\$675,00	00 Pro		Prop	perty type Unit			Suburb	SANDRING	SHAM		
12/03/20	23	to	11/03/2	024	Source	core_logic	;				
	Address purb and postcode elling pr g of this pr gle price price \$675,00	Address purb and postcode 4/10 Helling price g of this price see gle price price \$675,000	Address purb and postcode 4/10 Heath \$  elling price g of this price see consulting price  price \$675,000	Address purb and postcode  4/10 Heath Street,  elling price g of this price see consumer.vic. gle price  price  \$675,000  Prop	Address purb and postcode  4/10 Heath Street, Sandrin  elling price g of this price see consumer.vic.gov.au/ur gle price  price  \$675,000  Property type	Address purb and postcode  4/10 Heath Street, Sandringham, Visiting price g of this price see consumer.vic.gov.au/underquotingle price  price  \$675,000  Property type Unit	Address purb and postcode  4/10 Heath Street, Sandringham, VIC 3191  Elling price g of this price see consumer.vic.gov.au/underquoting gle price  price  \$675,000  Property type  Unit	Address purb and postcode  4/10 Heath Street, Sandringham, VIC 3191  Elling price g of this price see consumer.vic.gov.au/underquoting gle price  or range between \$900,000  price  \$675,000  Property type Unit Suburb	Address purb and postcode  4/10 Heath Street, Sandringham, VIC 3191  Elling price g of this price see consumer.vic.gov.au/underquoting gle price  or range between \$900,000 &  price  \$675,000 Property type Unit Suburb SANDRING		

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Ad	dress of comparable property	Price	Date of sale
1	2/10 Heath Street Sandringham Vic 3191	\$907,000	2024-02-10
2	2/18 Holloway Road Sandringham Vic 3191	\$979,000	2024-01-04
3	2/384-386 Bluff Road Sandringham Vic 3191	\$950,000	2023-10-28

This Statement of Information was prepared on: 12/03/2024

