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

4/19-21 Abbott Street, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$660,000		&		\$720,000			
Median sale p	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	15/03/2023	to	14/03/2024		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	20/86-88 Beach Rd SANDRINGHAM 3191	\$719,000	24/01/2024
2	2/9-11 Arthur St SANDRINGHAM 3191	\$690,000	24/02/2024
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:

15/03/2024 11:07



4/19-21 Abbott Street, Sandringham Vic 3191







Property Type: Apartment Agent Comments

Ryan Castles 03 9521 9800 0499 003 879 ryan.castles@belleproperty.com

Indicative Selling Price \$660,000 - \$720,000 Median Unit Price 15/03/2023 - 14/03/2024: \$660,000





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



Price: \$719,000 Method: Private Sale Date: 24/01/2024 Property Type: Apartment



2/9-11 Arthur St SANDRINGHAM 3191 (REI)



Price: \$690,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment

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



Agent Comments

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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