

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Sandringham

Period - From 15/03/2023 to 14/03/2024 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	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

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



2 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$660,000 - \$720,000

**Median Unit Price**

15/03/2023 - 14/03/2024: \$660,000

## Comparable Properties



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

2 2 1

**Price:** \$719,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Apartment



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

2 1 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 24/02/2024

**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**