

# 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 4/64 Edward 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,455,000 Property Type Townhouse Suburb Sandringham

Period - From 12/07/2022 to 11/07/2023 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	1/8 John St SANDRINGHAM 3191	\$1,370,000	25/03/2023
2	7/9 Arkaringa Cr BLACK ROCK 3193	\$1,355,000	24/05/2023
3	64 Grange Rd SANDRINGHAM 3191	\$1,325,000	25/06/2023

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: 12/07/2023 14:02



 3   
  2   
  2

**Rooms:** 5  
**Property Type:** Townhouse  
**Land Size:** 235 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median Townhouse Price**  
 12/07/2022 - 11/07/2023: \$1,455,000

Incredible style and much coveted northern light flow as easily as the sublime indoor-outdoor layout of this spacious open-plan residence, tucked peacefully and privately at the rear of a boutique group just metres from the Bay. Brilliantly renovated to meet the demands of modern-day living and entertaining, this exceptional home on expansive land of 235sqm (approx.) offers more than just a place to rest; it's a haven of alfresco enjoyment and connectivity right in the heart of Bayside.

## Comparable Properties



1/8 John St SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

 3   
  2   
  2

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** Townhouse (Res)



7/9 Arkaringa Cr BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)

 3   
  2   
  1

**Price:** \$1,355,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2023  
**Property Type:** Unit



64 Grange Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 2   
  1   
  1

**Price:** \$1,325,000  
**Method:** Sold Before Auction  
**Date:** 25/06/2023  
**Property Type:** House (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598