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	4/64 Edward Street, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000	
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Median sale price

Median price	\$1,455,000	Pro	perty 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.

Ad	dress 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

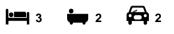
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/07/2023 14:02









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)

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Price: \$1,370,000 Method: Auction Sale Date: 25/03/2023

Property Type: Townhouse (Res)

Agent Comments



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

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Agent Comments

Price: \$1,355,000

Method: Sold Before Auction

Date: 24/05/2023 Property Type: Unit



64 Grange Rd SANDRINGHAM 3191 (REI)

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Price: \$1,325,000

Method: Sold Before Auction

Date: 25/06/2023

Property Type: House (Res)

Agent Comments

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



