

# 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

41 Royal Avenue, 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 \$3,200,000 & \$3,500,000

### Median sale price

Median price \$2,095,000 Property Type House Suburb Sandringham

Period - From 08/11/2022 to 07/11/2023 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 | 28 Arkaringa Cr BLACK ROCK 3193 | \$3,250,000 | 28/10/2023   |
| 2 |                                 |             |              |
| 3 |                                 |             |              |

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:

08/11/2023 13:12

Andre O'Brien

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**Indicative Selling Price**

\$3,200,000 - \$3,500,000

**Median House Price**

08/11/2022 - 07/11/2023: \$2,095,000



**Property Type:** House

**Land Size:** 865 sqm approx

Agent Comments

## Comparable Properties



**28 Arkaringa Cr BLACK ROCK 3193 (REI)**

Agent Comments



**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 972 sqm approx

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.

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