

# 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

419 Sandy Road, St Andrews Beach Vic 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,620,000 Property Type House Suburb St Andrews Beach

Period - From 01/01/2023 to 31/12/2023 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	139 Ocean Dr ST ANDREWS BEACH 3941	\$1,650,000	14/09/2023
2	14 Caesar Wlk ST ANDREWS BEACH 3941	\$1,620,000	13/11/2023
3	16-18 Constantine Av ST ANDREWS BEACH 3941	\$1,588,000	09/10/2023

**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: 01/03/2024 10:45



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**Property Type:** House  
**Land Size:** 1727 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,700,000 - \$1,800,000  
**Median House Price**  
 Year ending December 2023: \$1,620,000

## Comparable Properties



**139 Ocean Dr ST ANDREWS BEACH 3941 (VG)** Agent Comments

2   -   -

**Price:** \$1,650,000  
**Method:** Sale  
**Date:** 14/09/2023  
**Property Type:** House (Res)  
**Land Size:** 1745 sqm approx



**14 Caesar Wik ST ANDREWS BEACH 3941 (REI/VG)** Agent Comments

4   2   2

**Price:** \$1,620,000  
**Method:** Private Sale  
**Date:** 13/11/2023  
**Property Type:** House  
**Land Size:** 1043 sqm approx



**16-18 Constantine Av ST ANDREWS BEACH 3941 (REI)** Agent Comments

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**Price:** \$1,588,000  
**Method:** Private Sale  
**Date:** 09/10/2023  
**Property Type:** Land  
**Land Size:** 1749 sqm approx

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