Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

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

Median sale price

Median price	\$1,620,000	Pro	perty Type	House		Suburb	St Andrews Beach
Period - From	01/01/2023	to	31/12/2023	S	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

	areas or comparable property	1 1100	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



Date of sale







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

Price: \$1,650,000 Method: Sale Date: 14/09/2023

Property Type: House (Res) Land Size: 1745 sqm approx



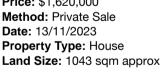
14 Caesar Wik ST ANDREWS BEACH 3941

(REI/VG)

Price: \$1,620,000

Agent Comments

Agent Comments





16-18 Constantine Av ST ANDREWS BEACH

3941 (REI)

Price: \$1,588,000 Method: Private Sale Date: 09/10/2023 Property Type: Land

Land Size: 1749 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522



