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

46 Gipsy Way, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,350,000		&		\$1,485,000					
Median sale p	edian sale price Median price \$1,370,000 Property Type Townhouse Suburb Sandringham									
Median price	\$1,370,000	Pro	operty Type	Том	nhouse		Suburb	Sandringham		
Period - From	15/02/2023	to	14/02/2024	ŀ	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5a Heath St SANDRINGHAM 3191	\$1,480,000	27/09/2023
2	22a Lansell Av HIGHETT 3190	\$1,455,000	15/12/2023
3	2/72 Grange Rd SANDRINGHAM 3191	\$1,350,000	10/10/2023

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:

15/02/2024 10:01

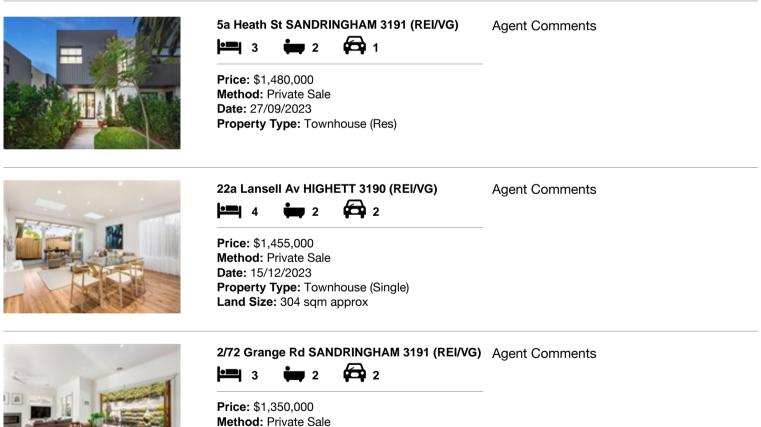






Property Type: Agent Comments Indicative Selling Price \$1,350,000 - \$1,485,000 Median Townhouse Price 15/02/2023 - 14/02/2024: \$1,370,000

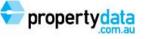
Comparable Properties



Method: Private Sale Date: 10/10/2023 Property Type: Townhouse (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371





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