## 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

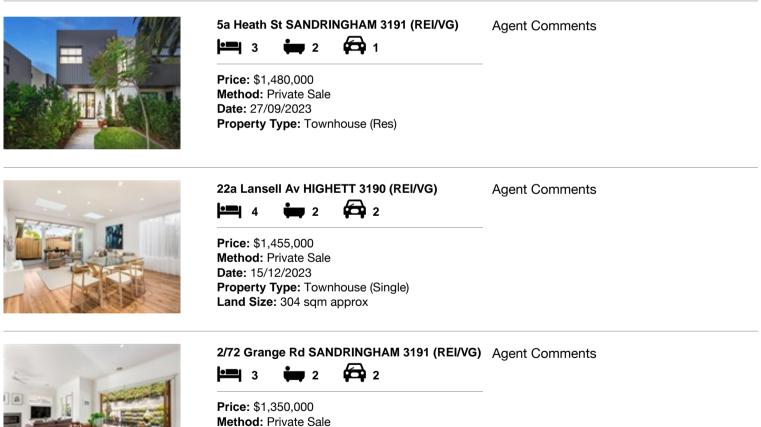






**Property Type:** Agent Comments Indicative Selling Price \$1,350,000 - \$1,485,000 Median Townhouse Price 15/02/2023 - 14/02/2024: \$1,370,000

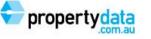
# **Comparable Properties**



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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