

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 6/150 Beach Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Sandringham

Period - From 10/04/2023 to 09/04/2024 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	2/9-11 Arthur St SANDRINGHAM 3191	\$690,000	24/02/2024
2	24/22 Abbott St SANDRINGHAM 3191	\$635,000	21/03/2024
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: 10/04/2024 08:08



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
10/04/2023 - 09/04/2024: \$660,000

Comparable Properties



2/9-11 Arthur St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment



24/22 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$635,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit

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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