

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

11/4 Raith Avenue, Sandringham Vic 3191

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/04/2022

to

31/03/2023

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	3/67 Abbott St SANDRINGHAM 3191	\$1,276,000	09/03/2023
2	1/6 Sandringham Rd SANDRINGHAM 3191	\$1,270,000	01/06/2023
3	2/190 Bay Rd SANDRINGHAM 3191	\$1,050,000	18/12/2022

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:

17/06/2023 15:28

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Indicative Selling Price

\$1,150,000

Median Unit Price

Year ending March 2023: \$755,000



2 2 2

Property Type: Unit

Agent Comments

Comparable Properties



3/67 Abbott St SANDRINGHAM 3191 (REI/VG) Agent Comments

3 2 2

Price: \$1,276,000

Method: Auction Sale

Date: 09/03/2023

Property Type: Unit



1/6 Sandringham Rd SANDRINGHAM 3191 (REI) Agent Comments

2 2 1

Price: \$1,270,000

Method: Sold Before Auction

Date: 01/06/2023

Property Type: Unit

Land Size: 221 sqm approx



2/190 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 18/12/2022

Property Type: Unit

Account - Marshall White | P: 03 9822 9999