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

4/42 Edward Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$990,000		&		\$1,080,000				
Median sale p	rice								
Median price	\$1,365,000	Pro	operty Type	Том	nhouse		Suburb	Sandringham	
Period - From	04/09/2023	to	03/09/2024		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	1/5 Third St BLACK ROCK 3193	\$980,000	08/07/2024
2	2/287 Bluff Rd SANDRINGHAM 3191	\$1,090,000	19/06/2024
3	70 Ardoyne St BLACK ROCK 3193	\$1,050,000	18/05/2024

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:

04/09/2024 11:10









Property Type: Divorce/Estate/Family Transfers Agent Comments

Indicative Selling Price \$990,000 - \$1,080,000 **Median Townhouse Price** 04/09/2023 - 03/09/2024: \$1,365,000

Comparable Properties



1/5 Third St BLACK ROCK 3193 (REI)





Price: \$980,000 Method: Sold Before Auction Date: 08/07/2024 Property Type: Unit

Agent Comments

Agent Comments



Price: \$1,090,000 Method: Private Sale Date: 19/06/2024 Property Type: Townhouse (Res)

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70 Ardoyne St BLACK ROCK 3193 (REI)

2/287 Bluff Rd SANDRINGHAM 3191 (REI)

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Agent Comments

Price: \$1,050,000 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



propertydata

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