

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$1,365,000 Property Type Townhouse Suburb Sandringham

Period - From 04/09/2023 to 03/09/2024 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	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



3   1   1

**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)**

Agent Comments

2   1   1

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



**2/287 Bluff Rd SANDRINGHAM 3191 (REI)**

Agent Comments

3   2   2

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



**70 Ardoyne St BLACK ROCK 3193 (REI)**

Agent Comments

2   2   2

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

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