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

2/17 Victory Street, Sandringham Vic 3191

Indicative selling price

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

Range between $800,000 & $860,000

Median sale price

Median price $937,500	Property Type Unit	Suburb Sandringham
Period - From 01/04/2023 to 30/06/2023	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	1/171 Bay Rd SANDRINGHAM 3191	$840,000	14/06/2023
2	2/56 Red Bluff St BLACK ROCK 3193	$811,000	07/08/2023
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: 22/08/2023 11:40

CONSUMER AFFAIRS VICTORIA

hockingstuart | **belle** PROPERTY

Jenny Dwyer
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Indicative Selling Price
$800,000 - $860,000
Median Unit Price
June quarter 2023: $937,500

🛏 2   🛁 1   🚗 1

Property Type: Unit

Agent Comments

Comparable Properties

1/171 Bay Rd SANDRINGHAM 3191 (REI)

🛏 2   🛁 1   🚗 3

Price: $840,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: House (Res)

Agent Comments

2/56 Red Bluff St BLACK ROCK 3193 (REI)

🛏 2   🛁 1   🚗 1

Price: $811,000
Method: Private Sale
Date: 07/08/2023
Property Type: Villa

Agent Comments

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.

REIV THE DIFFERENCE   propertydata.com.au