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

45 Balmoral Avenue, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$2,150,000	Pro	operty Type	Hous	se		Suburb	Sandringham
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	76 Victoria St SANDRINGHAM 3191	\$1,845,000	18/03/2023
2	13 Bayview Cr BLACK ROCK 3193	\$1,835,000	14/03/2023
3	9 Royalty Av HIGHETT 3190	\$1,660,000	28/02/2023

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:

03/05/2023 14:35



45 Balmoral Avenue, Sandringham Vic 3191







Property Type: House Land Size: 500 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price Year ending March 2023: \$2,150,000

Comparable Properties



76 Victoria St SANDRINGHAM 3191 (REI)



Price: \$1,845,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 449 sqm approx

Agent Comments

Agent Comments



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13 Bayview Cr BLACK ROCK 3193 (REI/VG)

Price: \$1,835,000 Method: Private Sale Date: 14/03/2023 Property Type: House Land Size: 313 sqm approx

9 Royalty Av HIGHETT 3190 (REI/VG)



Agent Comments



Price: \$1,660,000 Method: Private Sale Date: 28/02/2023 Property Type: House Land Size: 585 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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