

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 consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,150,000 Property Type House 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	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



Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



76 Victoria St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,845,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 449 sqm approx



13 Bayview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments



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