

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

Single price

\$1,025,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Sandringham

Period - From

23/10/2023

to

22/10/2024

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	4/243 Bluff Rd SANDRINGHAM 3191	\$1,025,000	09/10/2024
2	2/287 Bluff Rd SANDRINGHAM 3191	\$1,090,000	19/06/2024
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:

23/10/2024 12:17



3 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,025,000

Median Unit Price
23/10/2023 - 22/10/2024: \$680,000

Comparable Properties



4/243 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,025,000
Method: Private Sale
Date: 09/10/2024
Property Type: Townhouse (Single)



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)

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.

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