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

11/4 Raith Avenue, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$755,000	Pro	operty Type	Unit			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.

Ad	dress of comparable property	Price	Date of sale
1	4/271 Bluff Rd SANDRINGHAM 3191	\$1,076,000	06/05/2023
2	2/6 Fernhill Rd SANDRINGHAM 3191	\$1,050,000	16/03/2023
3	2/190 Bay Rd SANDRINGHAM 3191	\$1,050,000	18/12/2022

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:

23/05/2023 14:41



11/4 Raith Avenue, Sandringham Vic 3191

🗂 MARSHALLWHITE





Rooms: 6 Property Type: Townhouse (Res) Agent Comments Rosslyn Mastrangelo 9832 1144 0417 056 174 Rosslyn.Mastrangelo@marshallwhite.com.au

> Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price Year ending March 2023: \$755,000

Comparable Properties



4/271 Bluff Rd SANDRINGHAM 3191 (REI)



Price: \$1,076,000 Method: Sold Before Auction Date: 06/05/2023 Property Type: Townhouse (Res)

2/6 Fernhill Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 16/03/2023 Property Type: Apartment

2/190 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 18/12/2022 Property Type: Unit

Account - Marshall White | P: 03 9822 9999



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments