

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$755,000

Property Type

Unit

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	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

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

Year ending March 2023: \$755,000



2 2 2

**Rooms:** 6

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



4/271 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 1

**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

3 2 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 16/03/2023

**Property Type:** Apartment



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

Agent Comments

3 2 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 18/12/2022

**Property Type:** Unit

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