

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 4/64 Edward Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,522,500 Property Type Townhouse Suburb Sandringham

Period - From 16/09/2022 to 15/09/2023 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	7/9 Arkaringa Cr BLACK ROCK 3193	\$1,355,000	24/05/2023
2	1/5 Love St BLACK ROCK 3193	\$1,255,000	02/09/2023
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: 16/09/2023 09:33



3 2 2

Property Type: Townhouse (Res)

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



7/9 Arkaringa Cr BLACK ROCK 3193 (REI/VG) Agent Comments

3 2 1

Price: \$1,355,000

Method: Sold Before Auction

Date: 24/05/2023

Property Type: Unit



1/5 Love St BLACK ROCK 3193 (REI) Agent Comments

3 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 02/09/2023

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.