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

1/4 Raith Avenue, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,150,000		&		\$1,265,0	00			
Median sale price									
Median price	\$894,000	Pro	operty Type	Unit			Suburb	Sandringham	
Period - From	01/04/2024	to	30/06/2024		So	ource	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 sixmonths 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	4/46 Middleton St BLACK ROCK 3193	\$1,210,000	21/08/2024
2	2/32 Thomas St HAMPTON 3188	\$1,210,000	11/05/2024
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:

30/09/2024 17:05









Property Type: Villa unit Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price June quarter 2024: \$894,000

Comparable Properties

Harcourts	4/46 Middleton St BLACK ROCK 3193 (REI) 3 2 2 2 Price: \$1,210,000 Method: Private Sale Date: 21/08/2024 Property Type: House	Agent Comments
	2/32 Thomas St HAMPTON 3188 (REI/VG) 3 1 2 Price: \$1,210,000 Method: Sold Before Auction Date: 11/05/2024 Property Type: Unit	Agent Comments

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

propertydata



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