

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 between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$894,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2024

to 30/06/2024

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	4/46 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



3 2 2

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



4/46 Middleton St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Private Sale

Date: 21/08/2024

Property Type: House



2/32 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Sold Before Auction

Date: 11/05/2024

Property Type: Unit

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