

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

46 Gipsy Way, Sandringham Vic 3191

Indicative selling price

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

Single price

\$1,475,000

Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Sandringham

Period - From

27/05/2023

to

26/05/2024

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 | 1/15 Thomas St HAMPTON 3188 | \$1,469,500 | 12/05/2024 |
| 2 | 14A Peterson St HIGHETT 3190 | \$1,445,000 | 11/05/2024 |
| 3 | 3/274 Bluff Rd SANDRINGHAM 3191 | \$1,380,000 | 13/04/2024 |

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:

27/05/2024 15:54

46 Gipsy Way, Sandringham Vic 3191



2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,475,000

Median Townhouse Price

27/05/2023 - 26/05/2024: \$1,400,000

Comparable Properties



1/15 Thomas St HAMPTON 3188 (REI)

Agent Comments

3 3 2

Price: \$1,469,500

Method: Private Sale

Date: 12/05/2024

Property Type: Townhouse (Single)



14A Peterson St HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,445,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)



3/274 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 3 2

Price: \$1,380,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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