

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,370,000 Property Type Townhouse Suburb Sandringham

Period - From 15/02/2023 to 14/02/2024 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	5a Heath St SANDRINGHAM 3191	\$1,480,000	27/09/2023
2	22a Lansell Av HIGHETT 3190	\$1,455,000	15/12/2023
3	2/72 Grange Rd SANDRINGHAM 3191	\$1,350,000	10/10/2023

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:

15/02/2024 10:01



Property Type:

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median Townhouse Price

15/02/2023 - 14/02/2024: \$1,370,000

Comparable Properties



5a Heath St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 27/09/2023

Property Type: Townhouse (Res)



22a Lansell Av HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,455,000

Method: Private Sale

Date: 15/12/2023

Property Type: Townhouse (Single)

Land Size: 304 sqm approx



2/72 Grange Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 10/10/2023

Property Type: Townhouse (Res)