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	20/170 BEACH ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$990,000	&	$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$843,750	Property type	Unit	Suburb	Sandringham
Period-from	01 Oct 2021	to	30 Sep 2022	Source	Corelogic

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 6 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
2/298-300 BLUFF ROAD SANDRINGHAM VIC 3191	$1,100,000	28-May-22

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 6 months.

This Statement of Information was prepared on: 11 October 2022

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2/298-300 BLUFF ROAD SANDRINGHAM VIC 3191

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Sold Price **$1,100,000** Sold Date **28-May-22**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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