

## 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

20/22 Abbott Street, Sandringham Vic 3191

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&amp;

\$580,000

## Median sale price

Median price \$827,500

House

Unit

X

Suburb Sandringham

Period - From 01/04/2017

to 30/06/2017

Source REIV

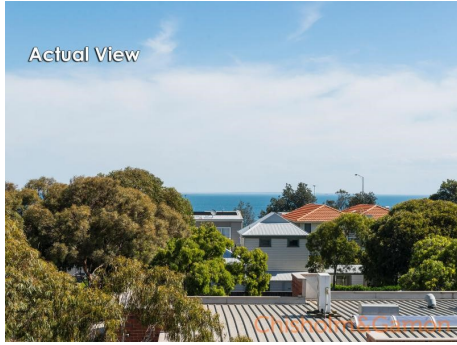
## Comparable property sales (\*Delete A or B below as applicable)

**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	6/76 Bay Rd SANDRINGHAM 3191	\$643,500	01/07/2017
2	111/4 Fernhill Rd SANDRINGHAM 3191	\$640,000	19/08/2017
3	7/39-41 Abbott St SANDRINGHAM 3191	\$625,000	09/09/2017

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.



2 1 2

**Rooms:**  
**Property Type:** Apartment

**Agent Comments**

2nd Floor apartment with views to the bay, lift access all floors from basement (2 carspaces), open plan living, kitchen with stone bench tops, appliances included (washer/dryer/fridge)

**Indicative Selling Price**

\$550,000 - \$580,000

**Median Unit Price**

June quarter 2017: \$827,500

## Comparable Properties



**6/76 Bay Rd SANDRINGHAM 3191 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$643,500  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



**111/4 Fernhill Rd SANDRINGHAM 3191 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** Apartment



**7/39-41 Abbott St SANDRINGHAM 3191 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$625,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** Apartment