

STATEMENT OF INFORMATION

154 ABBOTT STREET, SANDRINGHAM, VIC 3191

PREPARED BY ANDREW SOLOMON, MCGRATH SANDRINGHAM



McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



154 ABBOTT STREET, SANDRINGHAM,

4 3 2

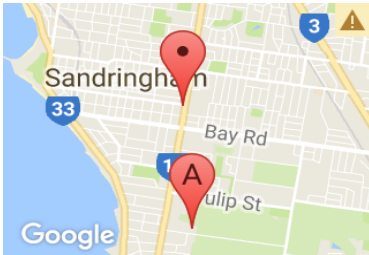
Indicative Selling Price

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

Price Range: \$1,700,000 to \$1,800,000

Provided by: Andrew Solomon, McGrath Sandringham

MEDIAN SALE PRICE



SANDRINGHAM, VIC, 3191

Suburb Median Sale Price (House)

\$1,816,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 WHITTON CRT, BLACK ROCK, VIC 3193

4 2 2

Sale Price

***\$1,730,000**

Sale Date: 12/08/2017

Distance from Property: 1.8km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range: \$1,700,000 to \$1,800,000

Median sale price

Median price

\$1,816,000

House

Unit

Suburb

SANDRINGHAM

Period

01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

3 WHITTON CRT, BLACK ROCK, VIC 3193

*\$1,730,000

12/08/2017