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	6/43 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $830,000 Property Type Unit Suburb Sandringham

Period - From 18/04/2023 to 17/04/2024 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	2/10 Heath St SANDRINGHAM 3191	$907,000	10/02/2024
2	5/34 Linacre Rd HAMPTON 3188	$880,000	22/12/2023
3	3/172 Bay Rd SANDRINGHAM 3191	$860,000	23/03/2024

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: 18/04/2024 13:28

6/43 Abbott Street, Sandringham Vic 3191

Ryan Castles
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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
18/04/2023 - 17/04/2024: $830,000

Comparable Properties



2/10 Heath St SANDRINGHAM 3191 (REI)

2 1 1

Price: $907,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 151 sqm approx

Agent Comments



5/34 Linacre Rd HAMPTON 3188 (VG)

2 - -

Price: $880,000
Method: Sale
Date: 22/12/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/172 Bay Rd SANDRINGHAM 3191 (REI)

2 1 1

Price: $860,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit

Agent Comments

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