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

Single price $625,000

Median sale price

Median price $732,500 Property Type Unit Suburb Sandringham

Period - From 01/01/2024 to 31/03/2024 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	5/41 Bay Rd SANDRINGHAM 3191	$640,000	03/06/2024
2	6/150 Beach Rd SANDRINGHAM 3191	$640,000	06/06/2024
3	24/22 Abbott St SANDRINGHAM 3191	$635,000	21/03/2024

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: 21/06/2024 14:05

20/22 Abbott Street, Sandringham Vic 3191

Amanda Thomson
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Indicative Selling Price
$625,000
Median Unit Price
March quarter 2024: $732,500



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



5/41 Bay Rd SANDRINGHAM 3191 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 03/06/2024
Property Type: Apartment

Agent Comments



6/150 Beach Rd SANDRINGHAM 3191 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 06/06/2024
Property Type: Apartment

Agent Comments



24/22 Abbott St SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $635,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit

Agent Comments

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