## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/54 Edward Street, Sandringham Vic 3191

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/5 Oconnor St BLACK ROCK 3193	\$787,000	17/03/2025
2	2/529 Balcombe Rd BLACK ROCK 3193	\$825,000	07/03/2025
3	4/17 First St BLACK ROCK 3193	\$847,000	26/02/2025

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:

01/07/2025 09:38



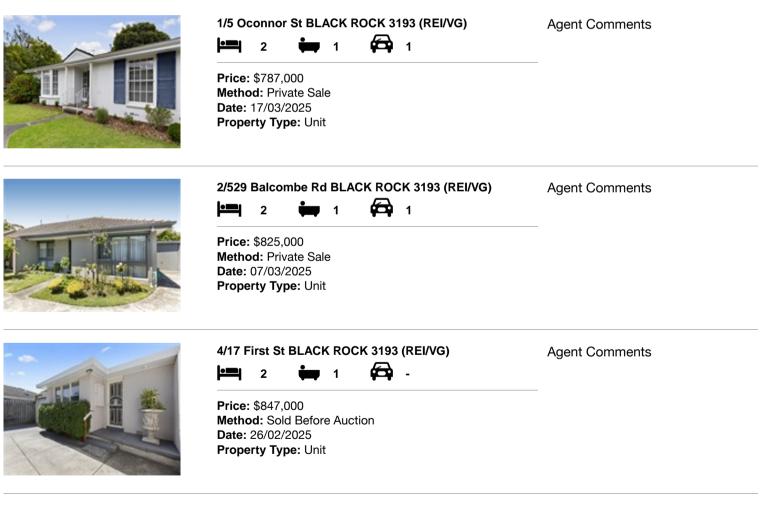






Rooms: 4 Property Type: Villa Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median Unit Price Year ending March 2025: \$875,000

# **Comparable Properties**



#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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