

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 Gipsy Way, Sandringham Vic 3191

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$865,000 Property Type Unit Suburb Sandringham

Period - From 01/10/2020 to 30/09/2021 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	2/44 Highett Rd HAMPTON 3188	\$845,000	20/07/2021
2	5/440 Hampton St HAMPTON 3188	\$807,000	18/11/2021
3	3/11 Waltham St SANDRINGHAM 3191	\$784,000	29/10/2021

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:

29/11/2021 10:56



2 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
Year ending September 2021: \$865,000

Comparable Properties



2/44 Hightt Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$845,000
Method: Sold Before Auction
Date: 20/07/2021
Property Type: Unit



5/440 Hampton St HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$807,000
Method: Auction Sale
Date: 18/11/2021
Property Type: Unit
Land Size: 1035 sqm approx



3/11 Waltham St SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$784,000
Method: Private Sale
Date: 29/10/2021
Property Type: Apartment

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