

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 102/6 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$947,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2021 to 30/06/2021 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 | 13/6 Fernhill Rd SANDRINGHAM 3191 | \$1,121,000 | 23/04/2021 |
| 2 | 203/18 Railway Cr HAMPTON 3188 | \$1,100,000 | 10/05/2021 |
| 3 | 205/1a Littlewood St HAMPTON 3188 | \$1,100,000 | 05/05/2021 |

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: 17/09/2021 08:41



3 2 2

Rooms: 4

Property Type: APARTMENT

Agent Comments

High on the hill with full north facing sun to all bedrooms & living, this beautiful apartment is the perfect single level, no maintenance "lock up and leave" village base. Highest quality throughout and architect designed by Martin Friedrich, this is high end luxury with 2 basement carspaces.

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2021: \$947,000

Comparable Properties



13/6 Fernhill Rd SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,121,000

Method: Sale

Date: 23/04/2021

Property Type: Flat/Unit/Apartment (Res)



203/18 Railway Cr HAMPTON 3188 (REI/VG)

Agent Comments

2 2 1

Price: \$1,100,000

Method: Private Sale

Date: 10/05/2021

Property Type: Apartment



205/1a Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 05/05/2021

Property Type: Apartment