

## 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

5/424 Sandy Road St Andrews Beach VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$873,500

Property type

House

Suburb

St Andrews Beach

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 17 Banyan Street St Andrews Beach VIC 3941 | \$1,550,000 | 02-Aug-19 |
| 422B Sandy Road St Andrews Beach VIC 3941  | \$1,740,000 | 10-Oct-17 |
| 431 Sandy Road St Andrews Beach VIC 3941   | \$1,500,000 | 01-Aug-17 |

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 6 months.~~

This Statement of Information was prepared on: 23 October 2019



**17 Banyan Street St Andrews Beach VIC 3941** Sold Price **\$1,550,000** Sold Date **02-Aug-19**  
 🛏️ 4 🚤 2 🚗 5 Distance **0.12km**



**422B Sandy Road St Andrews Beach VIC 3941** Sold Price **\$1,740,000** Sold Date **10-Oct-17**  
 🛏️ 5 🚤 2 🚗 2 Distance **0.24km**



**431 Sandy Road St Andrews Beach VIC 3941** Sold Price **\$1,500,000** Sold Date **01-Aug-17**  
 🛏️ 4 🚤 2 🚗 4 Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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