

# 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

4 Reno Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,530,000

### Median sale price

Median price \$2,375,000 Property Type House 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	20 Reno Rd SANDRINGHAM 3191	\$2,315,000	27/03/2021
2	4 Telford St HIGHETT 3190	\$2,332,000	27/03/2021
3	181 Abbott St SANDRINGHAM 3191	\$2,465,000	02/03/2021

**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:

03/08/2021 17:37

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**Indicative Selling Price**  
\$2,300,000 - \$2,530,000

**Median House Price**  
June quarter 2021: \$2,375,000



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**Rooms:** 7  
**Property Type:** House  
**Land Size:** 836 sqm approx  
Agent Comments

## Comparable Properties



20 Reno Rd SANDRINGHAM 3191 (VG)

Agent Comments

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**Price:** \$2,315,000  
**Method:** Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 844 sqm approx



4 Telford St HIGHETT 3190 (VG)

Agent Comments

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**Price:** \$2,332,000  
**Method:** Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx



181 Abbott St SANDRINGHAM 3191 (VG)

Agent Comments

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**Price:** \$2,465,000  
**Method:** Sale  
**Date:** 02/03/2021  
**Property Type:** House (Res)  
**Land Size:** 569 sqm approx