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Rooms:**Property Type:** Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

Year ending June 2017: \$880,000

Beachside Village living with Views to the Bay Love the Sandringham lifestyle in this brilliant north west-facing 2 bedroom, 1 bathroom, 2 car apartment with an enormous communal roof-top terrace with breathtaking views to the bay and the city. Step out your front door to enjoy the wonderful Sandringham Village atmosphere with bustling cafes, restaurants, boutiques, library and a major supermarket. Only a 5 minute walk to Sandringham Beach and historical coastal beach trail, bike and walking paths and just a short stroll to Sandringham Train station.

Comparable Properties



2.1/26-30 Waltham St SANDRINGHAM 3191 (REI)

Agent Comments

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Price: \$635,000**Method:** Private Sale**Date:** 16/03/2017**Rooms:** 3**Property Type:** Apartment

8/39-41 Abbott St SANDRINGHAM 3191 (REI/VG)

Agent Comments

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Price: \$630,000**Method:** Sold Before Auction**Date:** 07/04/2017**Rooms:** -**Property Type:** Apartment

3/17 Small St HAMPTON 3188 (REI)

Agent Comments

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Price: \$595,000**Method:** Private Sale**Date:** 17/05/2017**Rooms:** -**Property Type:** Apartment

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 20/22 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$880,000 Unit X Suburb Sandringham

Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales

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 |
|---------------------------------------|-----------|--------------|
| 2.1/26-30 Waltham St SANDRINGHAM 3191 | \$635,000 | 16/03/2017 |
| 8/39-41 Abbott St SANDRINGHAM 3191 | \$630,000 | 07/04/2017 |
| 3/17 Small St HAMPTON 3188 | \$595,000 | 17/05/2017 |