

STATEMENT OF INFORMATION

110 BEACH ROAD, SANDRINGHAM, VIC 3191

PREPARED BY FRAN HARKIN, MCGRATH SANDRINGHAM, PHONE: 0414 957 840



McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110 BEACH ROAD, SANDRINGHAM, VIC

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Indicative Selling Price

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

Price Range: **\$4,500,000 to \$4,950,000**

Provided by: Fran Harkin, McGrath Sandringham

MEDIAN SALE PRICE



SANDRINGHAM, VIC, 3191

Suburb Median Sale Price (House)

\$1,770,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

110 BEACH ROAD, SANDRINGHAM, VIC 3191

Indicative selling price

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Price Range:

\$4,500,000 to \$4,950,000

Median sale price

Median price

\$1,770,000

House

Unit

Suburb

SANDRINGHAM

Period

01 October 2016 to 30 September
2017

Source

 pricefinder

Comparable property sales

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.