

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 Keats Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,727,500

House

X

Unit

Suburb Sandringham

Period - From 01/04/2017

to

30/06/2017

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	146 Thomas St HAMPTON 3188	\$2,055,000	05/08/2017
2	13 Sargood St HAMPTON 3188	\$2,015,000	20/05/2017
3	6 Jennings St SANDRINGHAM 3191	\$1,915,000	01/09/2017

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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 552 sqm approx

Agent Comments

Comparable Properties



146 Thomas St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,055,000

Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 501 sqm approx



13 Sargood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$2,015,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 566 sqm approx



6 Jennings St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

Price: \$1,915,000

Method: Sold Before Auction

Date: 01/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 560 sqm approx