hockingstuart

Peter Kennett (03) 9596 7055 0418 318 284 pkennett@hockingstuart.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** March quarter 2017: \$1,800,000







Rooms:

Property Type: House

Land Size: 394.344 sqm approx

Agent Comments



A family size oasis in Parkside beauty Parkside 4 bed 2.5 bath contemporary paradise 2 indoor/outdoor entertaining zones Designer stone kitchen (Miele appliances) Park access and views into Tjilatjirrin Reserve Quality throughout, huge double auto garage

Comparable Properties



13 Morley Cr HIGHETT 3190 (REI)





Price: \$1,646,750 Method: Private Sale Date: 28/04/2017

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx **Agent Comments**



17 Miller St SANDRINGHAM 3191 (REI)



Price: \$1,630,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



65a Bluff Rd BLACK ROCK 3193 (REI)





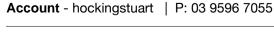
Price: \$1,520,000

Method: Auction Sale Date: 27/08/2016

Rooms: 5

Property Type: Townhouse (Res) Land Size: 370 sqm approx

Agent Comments







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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	6 Duff Street, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000

Median sale price

Median price	\$1,800,000	Н	ouse X	Sub	burb	Sandringham	
Period - From	01/01/2017	to	31/03/2017	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
13 Morley Cr HIGHETT 3190	\$1,646,750	28/04/2017
17 Miller St SANDRINGHAM 3191	\$1,630,000	20/05/2017
65a Bluff Rd BLACK ROCK 3193	\$1,520,000	27/08/2016

