



4 2.5 2

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)

Agent Comments

4 2 2

Price: \$1,646,750

Method: Private Sale

Date: 28/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



17 Miller St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,630,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: Townhouse (Res)



65a Bluff Rd BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 27/08/2016

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 370 sqm approx

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

6 Duff Street, Sandringham Vic 3191

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

House

X

Suburb

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