

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 7 Keats Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$1,765,500 House X Unit Suburb Sandringham

Period - From 01/01/2017 to 31/12/2017 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	46 Bamfield St SANDRINGHAM 3191	\$3,460,000	18/11/2017
2	23 Keats St SANDRINGHAM 3191	\$3,370,000	29/09/2017
3	26 Edward St SANDRINGHAM 3191	\$3,300,000	02/12/2017

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.



With a 18.29m frontage, this timeless 4 bedroom + study/5th bedroom 3.5 bathroom classic enjoys 3 entertaining zones (OFP & bar), granite kitchen, glorious north facing rear garden with huge pool & double auto garage. Near beach, Village, train & schools.

Comparable Properties



46 Bamfield St SANDRINGHAM 3191 (REI)

 5  2  2

Price: \$3,460,000

Method: Auction Sale

Date: 18/11/2017

Land Size: 818 sqm approx



23 Keats St SANDRINGHAM 3191 (REI/VG)

 5  3  4

Price: \$3,370,000

Method: Private Sale

Date: 29/09/2017

Land Size: 701 sqm approx



26 Edward St SANDRINGHAM 3191 (REI)

 5  3  2

Price: \$3,300,000

Method: Auction Sale

Date: 02/12/2017

Land Size: 940 sqm approx