

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

3 Carew Street, Sandringham Vic 3191

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

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	221 Bluff Rd SANDRINGHAM 3191	\$1,490,000	26/08/2017
2	102 Willis St HAMPTON 3188	\$1,450,000	16/09/2017
3	90 Sandringham Rd SANDRINGHAM 3191	\$1,300,000	21/10/2017

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.



Situated in the coveted Gypsy Village precinct, this 2 bedroom clinker brick one of a pair offers abundant potential to renovate or rebuild (STCA), with up to 6 main rooms. Metres to the beach, Village, schools & train.

Comparable Properties



221 Bluff Rd SANDRINGHAM 3191 (REI/VG)

4 2 2

Price: \$1,490,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House



102 Willis St HAMPTON 3188 (REI)

3 1 1

Price: \$1,450,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)



90 Sandringham Rd SANDRINGHAM 3191 (REI)

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: House (Res)