

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

46 Bamfield Street, Sandringham Vic 3191

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

Range between \$2,900,000

&

\$3,100,000

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	23 Keats St SANDRINGHAM 3191	\$3,370,000	29/09/2017
2	55 Fernhill Rd SANDRINGHAM 3191	\$3,010,000	13/05/2017
3	50 Bamfield St SANDRINGHAM 3191	\$2,700,000	09/09/2017

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.



Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

June quarter 2017: \$1,727,500

Beautiful Edwardian c1904 on 818sqm approx of picturesque gardens - up to 5 bedrooms, 2.5 bathrooms, 4 living areas (OFPs), fabulous stone kitchen/meals, huge deck, pool & double auto garage. Moments to schools, shops, train & beach.

Comparable Properties



23 Keats St SANDRINGHAM 3191 (REI)

5 3 4

Price: \$3,370,000

Date: 29/09/2017



55 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

5 2 2

Price: \$3,010,000

Date: 13/05/2017

Land Size: 830 sqm approx



50 Bamfield St SANDRINGHAM 3191 (REI)

4 2 1

Price: \$2,700,000

Date: 09/09/2017

Land Size: 722 sqm approx