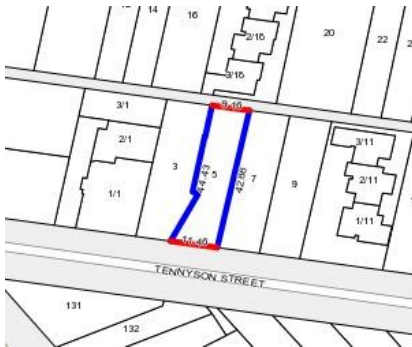




Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 381 sqm

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

March quarter 2017: \$1,800,000

Comparable Properties



37b Retreat Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,020,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 311 sqm



24 Hobson St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,870,000

Method: Private Sale

Date: 06/04/2017

Rooms: -

Property Type: Townhouse (Res)



67a Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,855,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 6

Property Type: Townhouse (Res)

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

5 Tennyson Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

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
37b Retreat Rd HAMPTON 3188	\$2,020,000	04/03/2017
24 Hobson St SANDRINGHAM 3191	\$1,870,000	06/04/2017
67a Bay Rd SANDRINGHAM 3191	\$1,855,000	18/03/2017