

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 Campbell Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	22 Grange Rd SANDRINGHAM 3191	\$1,835,000	20/05/2017
2	1/153 Beach Rd SANDRINGHAM 3191	\$1,780,000	04/03/2017
3	17 Miller St SANDRINGHAM 3191	\$1,630,000	20/05/2017

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.



Standing tall, this timeless 3 bedroom 2.5 bathroom stunner enjoys bay glimpses, 2 living areas (OFP), granite kitchen, 2 retreats, north facing sandstone courtyard & double auto garage. Stroll to beach, Village cafes, schools and train.

Comparable Properties



22 Grange Rd SANDRINGHAM 3191 (REI)

 3  2  2

Price: \$1,835,000

Method: Auction Sale

Date: 20/05/2017



1/153 Beach Rd SANDRINGHAM 3191 (REI/VG)

 3  2  1

Price: \$1,780,000

Method: Auction Sale

Date: 04/03/2017



17 Miller St SANDRINGHAM 3191 (REI)

 4  3  2

Price: \$1,630,000

Method: Auction Sale

Date: 20/05/2017