

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 27 Sandringham Road, 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	124 Abbott St SANDRINGHAM 3191	\$1,651,000	22/07/2017
2	125 Bay Rd SANDRINGHAM 3191	\$1,580,000	08/04/2017
3	8 Sims St SANDRINGHAM 3191	\$1,500,000	03/04/2017

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.



3 1 1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 490 sqm approx

Agent Comments

Weatherboard double fronted period home unrenovated.

Comparable Properties



124 Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 1

Price: \$1,651,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 390 sqm approx



125 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 1 2

Price: \$1,580,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)



8 Sims St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3 2 -

Price: \$1,500,000

Method: Private Sale

Date: 03/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 358 sqm approx