

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

18 Susan Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$4,100,000

&

\$4,500,000

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	109 Abbott St SANDRINGHAM 3191	\$5,010,000	27/11/2017
2	29 Victoria St SANDRINGHAM 3191	\$4,890,000	16/12/2017
3	31-33 Bridge St HAMPTON 3188	\$4,375,000	21/12/2017

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.



Property Type: House (Res)

Land Size: 1258sqm approx

Stunning 4 bedroom 2 bathroom Edwardian in manicured gardens with 2 street frontages, 4 entertaining areas, marble kitchen, pool, poolhouse, studio & 3-car accommodation.

Comparable Properties



109 Abbott St SANDRINGHAM 3191

Price: \$5,010,000

Date: 27/11/2017

Property Type: House (Res)

Land Size: 1871sqm approx



29 Victoria St SANDRINGHAM 3191 (REI)

Price: \$4,890,000

Date: 16/12/2017

Property Type: House (Res)

Land Size: 1833sqm approx



31-33 Bridge St HAMPTON (VG)

Price: \$4,375,000

Date: 21/12/2017

Property Type: House (Res)

Land Size: 1620sqm approx