

## 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

7 Duff Street, Sandringham Vic 3191

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&amp;

\$1,750,000

## 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 | 17 Dunsterville St SANDRINGHAM 3191 | \$1,760,000 | 19/08/2017   |
| 2 | 76 Sandringham Rd SANDRINGHAM 3191  | \$1,650,000 | 06/03/2017   |
| 3 | 274 Bluff Rd SANDRINGHAM 3191       | \$1,605,000 | 22/07/2017   |

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.



4   3   2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 780 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
June quarter 2017: \$1,727,500

## Comparable Properties



**17 Dunsterville St SANDRINGHAM 3191 (REI)**   **Agent Comments**

5   2   2

**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** House (Res)



**76 Sandringham Rd SANDRINGHAM 3191 (REI)**   **Agent Comments**

4   2   1

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 06/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx



**274 Bluff Rd SANDRINGHAM 3191 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx