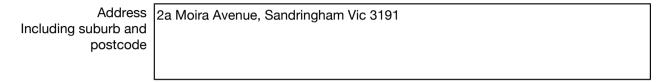
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale



#### Indicative selling price

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

Single price \$1,750,000

#### Median sale price

Median price	\$1,715,000	Hou	use X	Unit		Suburb	Sandringham
Period - From	01/04/2019	to	30/06/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	80a Teddington Rd HAMPTON 3188	\$1,750,000	23/03/2019
2	29 Rose St SANDRINGHAM 3191	\$1,715,000	05/06/2019
3	25/122 Beach Rd SANDRINGHAM 3191	\$1,700,000	04/08/2019

#### 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.

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Rooms:

**Property Type:** Agent Comments

Justin Follett 0395989111 0405996822 ifollett@follettco.com.au

**Indicative Selling Price** \$1,750,000 **Median House Price** June guarter 2019: \$1,715,000

# Comparable Properties



80a Teddington Rd HAMPTON 3188 (REI/VG)







Price: \$1,750,000 Method: Private Sale Date: 23/03/2019

Rooms: 8

Property Type: Townhouse (Res) Land Size: 385 sqm approx

Agent Comments

**Agent Comments** 



29 Rose St SANDRINGHAM 3191 (REI)

**1** 3





Price: \$1,715,000 Method: Private Sale Date: 05/06/2019

Rooms: -

Property Type: House



25/122 Beach Rd SANDRINGHAM 3191 (REI)

**6** ≥ 2

**-**2

Price: \$1,700,000 Method: Private Sale Date: 04/08/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 

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