

## 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 39 Edward 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 \$1,500,000 & \$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	8 Sydenham St HIGHETT 3190	\$1,600,000	27/05/2017
2	24 Bent Pde BLACK ROCK 3193	\$1,565,000	20/05/2017
3	10 Valerian St HAMPTON 3188	\$1,560,000	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.~~



**Rooms:**  
**Property Type:** House  
**Land Size:** 605.809 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,600,000  
**Median House Price**  
 June quarter 2017: \$1,727,500

## Comparable Properties



**8 Sydenham St HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx

**24 Bent Pde BLACK ROCK 3193 (REI)**

Agent Comments



**Price:** \$1,565,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



**10 Valerian St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx