

## 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

11 Wentworth Avenue, Sandringham Vic 3191
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	10a Iluka St BLACK ROCK 3193	\$1,800,000	08/11/2017
2	12a Vincent St SANDRINGHAM 3191	\$1,740,000	21/10/2017
3	3 Campbell St SANDRINGHAM 3191	\$1,650,000	26/08/2017

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:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 411 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
Year ending December 2017: \$1,765,500

## Comparable Properties



10a Iluka St BLACK ROCK 3193 (VG)

Agent Comments

-   -   -

**Price:** \$1,800,000  
**Method:** Sale  
**Date:** 08/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 489 sqm approx



12a Vincent St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3   2   1

**Price:** \$1,740,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 379 sqm approx



3 Campbell St SANDRINGHAM 3191 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 294 sqm approx