

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	11 Wentworth Avenue, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,600,000	&	\$1,760,000

Median sale price

Median price	\$1,765,500	Hou	ise X	Unit		Subu	b 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.

Add	dress 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.





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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)





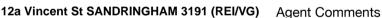


Price: \$1,800,000 Method: Sale Date: 08/11/2017

Rooms: -

Property Type: House (Res) Land Size: 489 sqm approx

Agent Comments









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)







Price: \$1,650,000 Method: Auction Sale Date: 26/08/2017

Rooms: 5

Property Type: House (Res) Land Size: 294 sqm approx

Agent Comments

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