



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 709 sqm
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2017: \$1,800,000

Comparable Properties



131 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 4  2  2

Price: \$2,300,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House



25 Red Bluff St BLACK ROCK 3193 (REI)

Agent Comments

 3  1  2

Price: \$1,880,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 787 sqm



53 Teddington Rd HAMPTON 3188 (REI)

Agent Comments

 2  1  2

Price: \$1,695,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 765 sqm

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 154 Abbott Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,800,000 House X Suburb Sandringham

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
131 Bay Rd SANDRINGHAM 3191	\$2,300,000	03/06/2017
25 Red Bluff St BLACK ROCK 3193	\$1,880,000	18/03/2017
53 Teddington Rd HAMPTON 3188	\$1,695,000	27/05/2017