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	45 Kenneth Street, 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 & \$1,650,000	Range between	\$1,600,000	&	\$1,650,000
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Median sale price

Median price	\$2,170,000	Pro	perty Type	House		Suburb	Sandringham
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	18 Highbury Av HAMPTON EAST 3188	\$1,605,000	30/11/2024
2	39 Kenneth St SANDRINGHAM 3191	\$1,720,000	01/11/2024
3	5 Kelly Av HAMPTON EAST 3188	\$1,651,000	19/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2025 16:38





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Property Type: House (Previously

Occupied - Detached) Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,650,000 **Median House Price**

Year ending December 2024: \$2,170,000

Comparable Properties



18 Highbury Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

Price: \$1,605,000 Method: Private Sale Date: 30/11/2024 Property Type: House Land Size: 697 sqm approx



39 Kenneth St SANDRINGHAM 3191 (REI/VG)

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Agent Comments

Agent Comments

Price: \$1,720,000 Method: Private Sale Date: 01/11/2024

Property Type: House (Res) Land Size: 676 sqm approx



5 Kelly Av HAMPTON EAST 3188 (REI/VG)

Price: \$1,651,000 Method: Auction Sale

Date: 19/10/2024 Property Type: House (Res) Land Size: 599 sqm approx

Account - Buxton | P: 03 9563 9933





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