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 Kenneth Street, Sandringham Vic 3191

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--------------------------------------------------------------------|-------------|-----|-------------|-----|-------------|------|--------|-------------|--|
| Range betweer | \$1,680,000 | | & | | \$1,780,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$2,275,000 | Pro | operty Type | Hou | se | | Suburb | Sandringham | |
| Period - From | 26/09/2023 | to | 25/09/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 19 Wales St HAMPTON 3188 | \$1,781,000 | 31/08/2024 |
| 2 | 1 Lawson Pde HIGHETT 3190 | \$1,776,000 | 13/07/2024 |
| 3 | 3 Duncan St SANDRINGHAM 3191 | \$1,730,000 | 18/05/2024 |

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.

This Statement of Information was prepared on:

26/09/2024 09:09



39 Kenneth Street, Sandringham Vic 3191



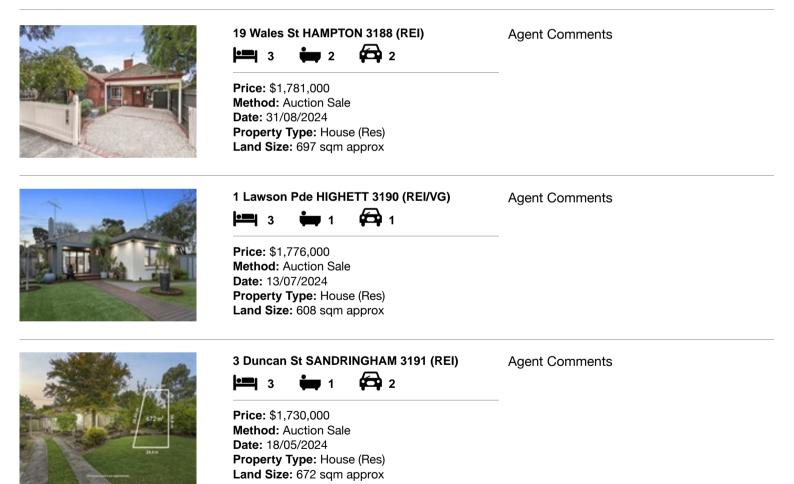




Property Type: House (Previously Occupied - Detached) Land Size: 676 sqm approx Agent Comments Nick Sinclair 9598 1111 0422 217 788 nsinclair@hodges.com.au

Indicative Selling Price \$1,680,000 - \$1,780,000 Median House Price 26/09/2023 - 25/09/2024: \$2,275,000

Comparable Properties



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

propertydata



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