

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,680,000 & \$1,780,000

### Median sale price

Median price \$2,275,000 Property Type House Suburb Sandringham

Period - From 26/09/2023 to 25/09/2024 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	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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 676 sqm approx

[Agent Comments](#)

## Comparable Properties



**19 Wales St HAMPTON 3188 (REI)**

[Agent Comments](#)



**Price:** \$1,781,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**1 Lawson Pde HIGHETT 3190 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,776,000

**Method:** Auction Sale

**Date:** 13/07/2024

**Property Type:** House (Res)

**Land Size:** 608 sqm approx



**3 Duncan St SANDRINGHAM 3191 (REI)**

[Agent Comments](#)



**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 672 sqm approx