

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 between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,100,500 Property Type House Suburb Sandringham

Period - From 01/04/2023 to 31/03/2024 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	41 Vincent St SANDRINGHAM 3191	\$2,355,000	29/03/2024
2	100 Linacre Rd HAMPTON 3188	\$2,052,000	09/12/2023
3	19 Sargood St HAMPTON 3188	\$2,012,000	18/11/2023

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: 08/05/2024 16:25



2 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending March 2024: \$2,100,500

Comparable Properties



41 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$2,355,000
Method: Private Sale
Date: 29/03/2024
Property Type: House (Res)
Land Size: 555 sqm approx



100 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$2,052,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 580 sqm approx



19 Sargood St HAMPTON 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$2,012,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 570 sqm approx

Account - Marshall White | P: 03 9822 9999