

# 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 45B Duncan 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)

Single price  or range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$2,101,000 Property type House Suburb SANDRINGHAM  
Period - From 08/11/2022 to 07/11/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	45a Duncan Street Sandringham Vic 3191	\$2,125,000	2023-10-31
2	12b Green Parade Sandringham Vic 3191	\$1,900,000	2023-05-17
3	13 Rose Street Highett Vic 3190	\$1,980,000	2023-08-19

This Statement of Information was prepared on: 08/11/2023

