

# 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

34 Victoria 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 \$2,390,000

### Median sale price

Median price \$2,005,500

Property Type House

Suburb Sandringham

Period - From 01/01/2023

to 31/03/2023

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	21 Carew St SANDRINGHAM 3191	\$2,282,000	23/12/2022
2			
3			

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:

14/06/2023 09:17



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**21 Carew St SANDRINGHAM 3191 (REI/VG)**

Agent Comments



**Price:** \$2,282,000

**Method:** Private Sale

**Date:** 23/12/2022

**Property Type:** House

**Land Size:** 402 sqm approx

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.