

# 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 45 Tennyson 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 \$3,700,000 & \$3,900,000

### Median sale price

Median price \$2,180,000 Property Type House Suburb Sandringham

Period - From 01/10/2023 to 31/12/2023 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	37 Fernhill Rd SANDRINGHAM 3191	\$3,900,000	25/09/2023
2	17 Retreat Rd HAMPTON 3188	\$3,840,000	14/10/2023
3	139 Thomas St HAMPTON 3188	\$3,710,000	18/09/2023

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: 08/02/2024 16:55

Jenny Dwyer  
03 9521 9800  
0418 528 988

jenny.dwyer@belleproperty.com

**Indicative Selling Price**

\$3,700,000 - \$3,900,000

**Median House Price**

December quarter 2023: \$2,180,000



4 3 2

**Property Type:** House

**Land Size:** 736 sqm approx

Agent Comments

## Comparable Properties



**37 Fernhill Rd SANDRINGHAM 3191 (REI/VG)** Agent Comments

4 3 2

**Price:** \$3,900,000

**Method:** Private Sale

**Date:** 25/09/2023

**Property Type:** House

**Land Size:** 809 sqm approx



**17 Retreat Rd HAMPTON 3188 (REI)** Agent Comments

5 2 2

**Price:** \$3,840,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**139 Thomas St HAMPTON 3188 (REI/VG)** Agent Comments

5 3 4

**Price:** \$3,710,000

**Method:** Private Sale

**Date:** 18/09/2023

**Property Type:** House

**Land Size:** 950 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840