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	45 Tennyson Street, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,700,000	&	\$3,900,000
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Median sale price

Median price	\$2,180,000	Pro	perty 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

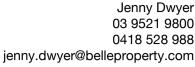
OR

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







Indicative Selling Price \$3,700,000 - \$3,900,000 **Median House Price** December quarter 2023: \$2,180,000





Property Type: House Land Size: 736 sqm approx

Agent Comments

Comparable Properties



37 Fernhill Rd SANDRINGHAM 3191 (REI/VG)



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)





Price: \$3,840,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 604 sqm approx



Agent Comments



139 Thomas St HAMPTON 3188 (REI/VG)





Price: \$3,710,000 Method: Private Sale Date: 18/09/2023 Property Type: House Land Size: 950 sqm approx Agent Comments

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



