

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 3 Duncan Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,590,000 & \$1,690,000

Median sale price

Median price \$2,110,000 Property Type House Suburb Sandringham

Period - From 01/01/2024 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	82 Vincent St SANDRINGHAM 3191	\$1,700,000	10/03/2024
2	281 Bluff Rd SANDRINGHAM 3191	\$1,660,000	18/12/2023
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: 09/05/2024 10:51



Property Type: House
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$1,590,000 - \$1,690,000
Median House Price
March quarter 2024: \$2,110,000

Comparable Properties



82 Vincent St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 10/03/2024
Property Type: House (Res)
Land Size: 565 sqm approx



281 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,660,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 712 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.

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