## 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 betweer	n \$1,590,000		&		\$1,690,000				
Median sale price									
Median price	\$2,110,000	Pro	Property Type Hous		ISE		Suburb	Sandringham	
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	Address of comparable property		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**<sup>\*</sup> 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) 5 2 3 Price: \$1,700,000 Method: Private Sale Date: 10/03/2024 Property Type: House (Res) Land Size: 565 sqm approx	Agent Comments	
281 Bluff Rd SANDRINGHAM 3191 (REI) 2 2 2 2 Price: \$1,660,000 Method: Private Sale Date: 18/12/2023 Property Type: House Land Size: 712 sqm approx	Agent Comments	

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

propertydata



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