

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

Range between \$1,950,000 & \$2,100,000

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	39a Grange Rd SANDRINGHAM 3191	\$1,950,000	29/04/2023
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: 02/05/2023 15:49

34 Victoria Street, Sandringham Vic 3191

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

March quarter 2023: \$2,005,500



 3  2  2

Property Type: House (Res)

Agent Comments

Comparable Properties



39a Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

 3  2  2

Price: \$1,950,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 346 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 - Jellis Craig | P: 03 9194 1200



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