

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

**31 Victoria Street, Sandringham, VIC 3191**

### Indicative selling price

Single Price or Range between

**\$4,400,000 - \$4,800,000**

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$1,700,000</b>	Property Type <b>House</b>	Suburb <b>SANDRINGHAM</b>
Period From <b>20/03/2019</b>	Period To <b>16/09/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

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.