

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,690,000 & \$1,790,000

### 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	7 Green Pde SANDRINGHAM 3191	\$1,860,000	21/03/2024
2	1 Fuge St HIGHETT 3190	\$1,701,000	25/11/2023
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:

22/04/2024 15:20



 3    1    2

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

**Indicative Selling Price**  
\$1,690,000 - \$1,790,000  
**Median House Price**  
March quarter 2024: \$2,110,000

## Comparable Properties



**7 Green Pde SANDRINGHAM 3191 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,860,000  
**Method:** Auction Sale  
**Date:** 21/03/2024  
**Property Type:** House (Res)



**1 Fuge St HIGHETT 3190 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$1,701,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 661 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