

## 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

36 ABBOTT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,690,000

&

\$1,790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,130,000

Property type

House

Suburb

Sandringham

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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 NORWOOD STREET SANDRINGHAM VIC 3191	\$1,806,000	19-Dec-23
11 NORWOOD STREET SANDRINGHAM VIC 3191	\$1,690,000	07-Jun-23

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 6 months.

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**1 NORWOOD STREET  
SANDRINGHAM VIC 3191**

3 - 2

Sold Price <sup>RS</sup> **\$1,806,000** Sold Date **19-Dec-23**

Distance **1.12km**



**11 NORWOOD STREET  
SANDRINGHAM VIC 3191**

2 1 1

Sold Price **\$1,690,000** Sold Date **07-Jun-23**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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