

# 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

46a 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,383,500 Property Type Townhouse Suburb Sandringham

Period - From 31/01/2023 to 30/01/2024 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	7a Olive St HAMPTON 3188	\$1,800,000	02/08/2023
2	15 Olive St HAMPTON 3188	\$1,780,000	17/11/2023
3	45a Lawson Pde HIGHETT 3190	\$1,770,000	22/11/2023

**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:

31/01/2024 14:01



 4  3  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**7a Olive St HAMPTON 3188 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,800,000

**Method:** Sale

**Date:** 02/08/2023

**Property Type:** Flat/Unit/Apartment (Res)



**15 Olive St HAMPTON 3188 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,780,000

**Method:** Sold Before Auction

**Date:** 17/11/2023

**Property Type:** Townhouse (Res)



**45a Lawson Pde HIGGETT 3190 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,770,000

**Method:** Sold Before Auction

**Date:** 22/11/2023

**Property Type:** Townhouse (Res)