

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 Tulip Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,400,000

&

\$2,500,000

Median sale price

Median price

\$2,375,000

Property Type

House

Suburb

Sandringham

Period - From

01/04/2021

to

30/06/2021

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	1B Duncan St SANDRINGHAM 3191	\$2,378,000	24/07/2021
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:

13/10/2021 13:32

34 Tulip Street, Sandringham Vic 3191

Ryan Counihan

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 4  3.5  2

Rooms: 7

Property Type: Townhouse

Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,500,000

Median House Price

June quarter 2021: \$2,375,000

Comparable Properties



1B Duncan St SANDRINGHAM 3191 (REI)

Agent Comments

 4  3  2

Price: \$2,378,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 414 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.

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