## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 34 Tulip Street, Sandringham Vic 3191

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,400,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$2,375,000	Pro	roperty Type Hous		se		Suburb	Sandringham
Period - From	01/04/2021	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1B Duncan St SANDRINGHAM 3191	\$2,378,000	24/07/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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







Rooms: 7 Property Type: Townhouse Land Size: 347 sqm approx Agent Comments Ryan Counihan 03 9557 5500 0402 188 519 rcounihan@woodards.com.au

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)

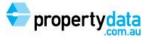


Price: \$2,378,000 Method: Auction Sale Date: 24/07/2021 Property Type: House (Res) Land Size: 414 sqm approx Agent Comments

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 - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133





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