

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

1/233 Bluff Road, Sandringham Vic 3191
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Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$1,415,000

 Property Type

Townhouse

 Suburb

Sandringham

Period - From

22/11/2022

 to

21/11/2023

 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	202 Bluff Rd SANDRINGHAM 3191	\$1,290,000	11/11/2023
2	1/307 Bluff Rd SANDRINGHAM 3191	\$1,175,000	19/08/2023
3	3/2 Sandringham Rd SANDRINGHAM 3191	\$1,125,000	06/09/2023

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:

22/11/2023 11:49
