

# 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

1/307 Bluff Road, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$937,500 Property Type Unit Suburb Sandringham

Period - From 01/04/2023 to 30/06/2023 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	1/6 Sandringham Rd SANDRINGHAM 3191	\$1,270,000	01/06/2023
2	11/4 Raith Av SANDRINGHAM 3191	\$1,150,000	22/06/2023
3	4/271 Bluff Rd SANDRINGHAM 3191	\$1,076,000	06/05/2023

**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:

24/07/2023 16:14



 3  2  2

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 432 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
June quarter 2023: \$937,500

## Comparable Properties



1/6 Sandringham Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 2  2  1

**Price:** \$1,270,000  
**Method:** Sold Before Auction  
**Date:** 01/06/2023  
**Property Type:** Unit  
**Land Size:** 221 sqm approx



11/4 Raith Av SANDRINGHAM 3191 (REI)

[Agent Comments](#)

 2  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 22/06/2023  
**Property Type:** Unit



4/271 Bluff Rd SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

 3  2  1

**Price:** \$1,076,000  
**Method:** Sold Before Auction  
**Date:** 06/05/2023  
**Property Type:** Townhouse (Res)

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