

## 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

202 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,435,000

&

\$1,575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,101,000

Property type

House

Suburb

Sandringham

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

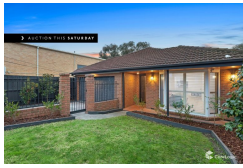
Date of sale

1/1 COLLEGE GROVE BLACK ROCK VIC 3193	1575000	19-Aug-23
19 GEORGE STREET HIGHETT VIC 3190	1330000	24-May-23
6 DARCY AVENUE SANDRINGHAM VIC 3191	1630000	23-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 18 October 2023



**1/1 COLLEGE GROVE BLACK ROCK VIC 3193**

Sold Price

<sup>RS</sup> **1575000**

Sold Date **19-Aug-23**

 3  2  3

Distance **1.64km**



**19 GEORGE STREET HIGHETT VIC 3190**

Sold Price

**1330000**

Sold Date **24-May-23**

 3  2  2

Distance **1.76km**



**6 DARCY AVENUE SANDRINGHAM VIC 3191**

Sold Price

<sup>RS</sup> **1630000** <sup>UN</sup>

Sold Date **23-Sep-23**

 3  2  2

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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