

# 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

277 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 \$1,450,000

&

\$1,595,000

### Median sale price

Median price \$2,028,000

Property Type House

Suburb Sandringham

Period - From 01/07/2022

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	21 Arthur St SANDRINGHAM 3191	\$1,660,000	17/06/2023
2	1 Cooke St SANDRINGHAM 3191	\$1,600,000	30/03/2023
3	2 Francis St SANDRINGHAM 3191	\$1,380,000	25/03/2023

**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:

14/09/2023 12:40



 3  1  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 601 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,450,000 - \$1,595,000  
**Median House Price**  
 Year ending June 2023: \$2,028,000

A mid-century showpiece with a façade characterised by random-stone detail, this 3 bedroom brick beauty is a benchmark home of its time... on a landmark corner with approx 601sqm of lush gardens. Opening beyond an imposing feature door, this modern classic is an unparalleled find with a screened lobby stepping down to a sunken lounge, separate dining rising up with a curved tiled step, and three generous bedrooms in their own quiet wing.

## Comparable Properties



**21 Arthur St SANDRINGHAM 3191 (REI)**

Agent Comments

 2  1  1

**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** House (Res)



**1 Cooke St SANDRINGHAM 3191 (REI/VG)**

Agent Comments

 3  1  3

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 30/03/2023  
**Property Type:** House (Res)  
**Land Size:** 689 sqm approx



**2 Francis St SANDRINGHAM 3191 (REI/VG)**

Agent Comments

 2  1  3

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 386 sqm approx

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