

# 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 3/274 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 \$1,300,000 & \$1,390,000

### Median sale price

Median price \$1,397,000 Property Type Townhouse Suburb Sandringham

Period - From 18/03/2023 to 17/03/2024 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	40b Jack Rd CHELTENHAM 3192	\$1,422,500	09/12/2023
2	1/17 Potter St BLACK ROCK 3193	\$1,405,000	27/02/2024
3	2/140 Bay Rd SANDRINGHAM 3191	\$1,400,000	14/12/2023

**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: 18/03/2024 12:05



3 3 2

**Rooms:** 8  
**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,390,000  
**Median Townhouse Price**  
18/03/2023 - 17/03/2024: \$1,397,000

## Comparable Properties



**40b Jack Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments

4 3 1

**Price:** \$1,422,500  
**Method:** Private Sale  
**Date:** 09/12/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 290 sqm approx



**1/17 Potter St BLACK ROCK 3193 (REI)**

Agent Comments

4 2 2

**Price:** \$1,405,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 246 sqm approx



**2/140 Bay Rd SANDRINGHAM 3191 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** Unit

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