# 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

3/289 Bluff Road, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$990,000				
Median sale p	rice								
Median price	\$868,000	Pro	operty Type	Unit			Suburb	Sandringham	
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/384-386 Bluff Rd SANDRINGHAM 3191	\$950,000	28/10/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

20/02/2024 17:50









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending December 2023: \$868,000

# **Comparable Properties**

## 2/384-386 Bluff Rd SANDRINGHAM 3191 (REI) Agent Comments



Price: \$950,000 Method: Date: 28/10/2023 Property Type: Unit

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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