

# 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

313 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 \$1,690,000

&

\$1,859,000

### Median sale price

Median price \$1,775,000

Property Type House

Suburb Sandringham

Period - From 01/10/2019

to

30/09/2020

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	16 Dreadnought St SANDRINGHAM 3191	\$1,844,000	31/10/2020
2	322 Bluff Rd SANDRINGHAM 3191	\$1,800,000	29/06/2020
3	15 Mclauchlin Av SANDRINGHAM 3191	\$1,775,000	27/06/2020

**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:

17/12/2020 15:26

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**Indicative Selling Price**

\$1,690,000 - \$1,859,000

**Median House Price**

Year ending September 2020: \$1,775,000



4 3 2

**Property Type:** House (Res)

**Land Size:** 675 sqm approx

Agent Comments

## Comparable Properties



**16 Dreadnought St SANDRINGHAM 3191 (REI)** Agent Comments

4 2 1

**Price:** \$1,844,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** House (Res)

**Land Size:** 824 sqm approx

**322 Bluff Rd SANDRINGHAM 3191 (VG)**

Agent Comments

3 - -

**Price:** \$1,800,000

**Method:** Sale

**Date:** 29/06/2020

**Property Type:** House (Res)

**Land Size:** 827 sqm approx

**15 Mclauchlin Av SANDRINGHAM 3191 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,775,000

**Method:** Auction Sale

**Date:** 27/06/2020

**Property Type:** House (Res)

**Land Size:** 797 sqm approx