

# 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

2/8 Masefield Avenue, 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$794,000 Property Type Unit Suburb Sandringham

Period - From 10/11/2019 to 09/11/2020 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	91a Linacre Rd HAMPTON 3188	\$1,040,000	09/09/2020
2	5/57 Bluff Rd BLACK ROCK 3193	\$1,010,000	31/10/2020
3	1/5 Noyes St HIGHETT 3190	\$965,000	20/06/2020

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: 10/11/2020 12:18

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

10/11/2019 - 09/11/2020: \$794,000



2 1 1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**91a Linacre Rd HAMPTON 3188 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 09/09/2020

**Property Type:** House (Res)



**5/57 Bluff Rd BLACK ROCK 3193 (REI)**

Agent Comments

3 2 1

**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** Townhouse (Res)



**1/5 Noyes St HIGHETT 3190 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$965,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)