

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

4/388 Bluff Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,045,000

&

\$1,095,000

Median sale price

Median price \$1,665,000

House

X

Unit

Suburb Sandringham

Period - From 01/07/2017

to

30/09/2017

Source REIV

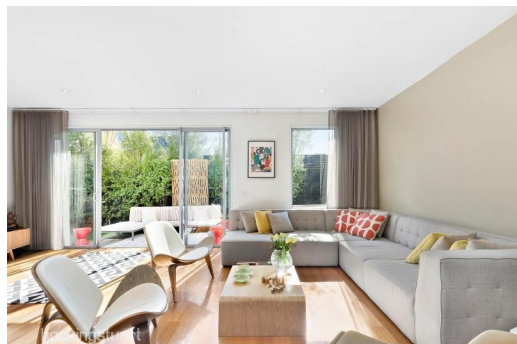
Comparable property sales (*Delete A or B below as applicable)

- 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	4/31-35 Wickham Rd HAMPTON EAST 3188	\$1,095,000	08/11/2017
2	1/1 Peterson St HIGHETT 3190	\$1,080,000	25/08/2017
3	8 Cloyne St HIGHETT 3190	\$1,075,000	01/07/2017

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.



4 2 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4/31-35 Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,095,000

Method: Private Sale

Date: 08/11/2017

Rooms: -

Property Type: Townhouse (Res)



1/1 Peterson St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Private Sale

Date: 25/08/2017

Rooms: -

Property Type: Townhouse (Res)



8 Cloyne St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 1

Price: \$1,075,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 205 sqm approx