## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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1/238 Bluff Road Sandringham VIC 3191						
e see consumer.vic	c.gov.au	/underguoting	(*Del	ete sinale pric	e or range	as applicable)
\$950,000		or range between			&	
plicable)						
\$800,000	Property type			Unit	Suburb	Sandringham
01 Dec 2019	to 30 Nov 2020			Source	Corelogic	
properties sold with t's representative o	<del>nin two k</del>	<del>kilometres of t</del>	ne pro	perty for sale rable to the pr	operty for s	
	1/238 Bluff Roa e see consumer.vic \$950,000  plicable) \$800,000  01 Dec 2019  cales (*Delete A	1/238 Bluff Road Sand e see consumer.vic.gov.au \$950,000  plicable)  \$800,000 Proposition  of Dec 2019 to  properties sold within two leading representative consider	e see consumer.vic.gov.au/underquoting \$950,000 or range between  splicable) \$800,000 Property type  01 Dec 2019 to 30 Nov 202  sales (*Delete A or B below as approperties sold within two kilometres of the between the representative considers to be most of the sales to the sale	e see consumer.vic.gov.au/underquoting (*Del \$950,000 or range between plicable)  \$800,000 Property type  01 Dec 2019 to 30 Nov 2020  cales (*Delete A or B below as applicate properties sold within two kilometres of the properties representative considers to be most comparative representative considers to be most comparative considers to be most comparative considers.	1/238 Bluff Road Sandringham VIC 3191  e see consumer.vic.gov.au/underquoting (*Delete single price \$950,000  or range between  plicable)  \$800,000  Property type  Unit  01 Dec 2019  to 30 Nov 2020  Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price sale in the property of the prope	1/238 Bluff Road Sandringham VIC 3191  e see consumer.vic.gov.au/underquoting (*Delete single price or range \$950,000

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 6 months.

This Statement of Information was prepared on: 21 December 2020



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