

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

3/200 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Sandringham

Period - From 01/10/2020 to 31/12/2020 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	5/26 Red Bluff St BLACK ROCK 3193	\$910,000	10/12/2020
2	2/70 Victoria St SANDRINGHAM 3191	\$900,000	02/02/2021
3	1/36 Holloway Rd SANDRINGHAM 3191	\$880,000	26/11/2020

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:

25/02/2021 16:33



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$880,000 - \$920,000

Median Unit Price

December quarter 2020: \$850,000

Comparable Properties



5/26 Red Bluff St BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$910,000

Method: Sold Before Auction

Date: 10/12/2020

Property Type: Unit



2/70 Victoria St SANDRINGHAM 3191 (REI) Agent Comments



Price: \$900,000

Method: Private Sale

Date: 02/02/2021

Property Type: Unit



1/36 Holloway Rd SANDRINGHAM 3191 (VG) Agent Comments



Price: \$880,000

Method: Sale

Date: 26/11/2020

Property Type: House (Res)

Land Size: 235 sqm approx