# 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 | cons | sumer.vic.gc | v.au/ | underquot | ing  |        |             |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-------------|
| Range betweer   | \$880,000         |      | &            |       | \$920,000 |      |        |             |
| Median sale p   | rice              |      |              |       |           |      |        |             |
| Median price    | \$850,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Sandringham |
| Period - From   | 01/10/2020        | to   | 31/12/2020   |       | So        | urce | 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.

| Ad | dress 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) Ag



Price: \$880,000 Method: Sale Date: 26/11/2020 Property Type: House (Res) Land Size: 235 sqm approx Agent Comments

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.