

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-Bed, 3-Bathroom, 2-Car SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,575,000

&

\$1,585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

1/231 BLUFF ROAD SANDRINGHAM VIC 3191	\$1,470,000	22-Aug-24
20B GLADSTONE STREET SANDRINGHAM VIC 3191	\$1,650,000	23-May-24
221 BLUFF ROAD SANDRINGHAM VIC 3191	\$1,737,200	14-Oct-23

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 6 months.

This Statement of Information was prepared on: 12 December 2024



**1/231 BLUFF ROAD SANDRINGHAM
VIC 3191**

Sold Price

\$1,470,000

Sold Date

22-Aug-24



4



2



2

Distance

0.79km



**20B GLADSTONE STREET
SANDRINGHAM VIC 3191**

Sold Price

\$1,650,000

Sold Date

23-May-24



4



2



2

Distance

1.47km



**221 BLUFF ROAD SANDRINGHAM
VIC 3191**

Sold Price

\$1,737,200

Sold Date

14-Oct-23



4



2



2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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