

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	313 Bluff Road, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Price \$1,725,000

Median sale price

Median price	\$1,727,500	Hou	use X	Unit		Suburb	Sandringham
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	17 Dunsterville St SANDRINGHAM 3191	\$1,760,000	19/08/2017
2	7 Duff St SANDRINGHAM 3191	\$1,665,000	16/09/2017
3	3 Campbell St SANDRINGHAM 3191	\$1,650,000	26/08/2017

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.





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hockingstuart





Rooms: 8

Property Type: House (Res) Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price \$1,725,000 **Median House Price** June quarter 2017: \$1,727,500

Comparable Properties



17 Dunsterville St SANDRINGHAM 3191 (REI)

- 5

Price: \$1,760,000 Method: Auction Sale Date: 19/08/2017

Rooms: -

Property Type: House (Res)



7 Duff St SANDRINGHAM 3191 (REI)



Price: \$1,665,000 Method: Auction Sale Date: 16/09/2017

Rooms: 7

Property Type: House (Res) Land Size: 780 sqm approx **Agent Comments**

Agent Comments

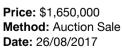


3 Campbell St SANDRINGHAM 3191 (REI)





Agent Comments



Rooms: 5

Property Type: House (Res)

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