

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

313 Bluff Road, Sandringham Vic 3191

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price

\$1,725,000

Median sale price

Median price \$1,727,500

House

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.

	Address 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.



4
 3
 2

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) Agent Comments

5
 2
 2

Price: \$1,760,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)



7 Duff St SANDRINGHAM 3191 (REI)

Agent Comments

4
 3
 2

Price: \$1,665,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 780 sqm approx



3 Campbell St SANDRINGHAM 3191 (REI)

Agent Comments

3
 2
 2

Price: \$1,650,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: House (Res)