

## 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 4/298 Bluff Road, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$950,000

#### Median sale price

Median price \$1,765,500 House X Unit Suburb Sandringham

Period - From 01/01/2017 to 31/12/2017 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	2/9 Frederico St HIGHETT 3190	\$954,000	24/02/2018
2	3/65 Royal Av SANDRINGHAM 3191	\$918,750	19/12/2017
3	52 Ashwood Av HIGHETT 3190	\$870,000	24/02/2018

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.



3   
 2   
 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$950,000

**Median House Price**  
 Year ending December 2017: \$1,765,500

## Comparable Properties



**2/9 Frederico St HIGHETT 3190 (REI)**

**Agent Comments**

3   
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 1

**Price:** \$954,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 223 sqm approx



**3/65 Royal Av SANDRINGHAM 3191 (REI)**

**Agent Comments**

3   
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**Price:** \$918,750  
**Method:** Private Sale  
**Date:** 19/12/2017  
**Rooms:** 4  
**Property Type:** Villa



**52 Ashwood Av HIGHETT 3190 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)