

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

248 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$2,295,000

Property Type House

Suburb Sandringham

Period - From 01/01/2022

to 31/12/2022

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	119 Sandringham Rd SANDRINGHAM 3191	\$2,460,000	15/03/2023
2	19 Duff St SANDRINGHAM 3191	\$2,225,000	10/12/2022
3	86 Grange Rd SANDRINGHAM 3191	\$2,175,000	07/03/2023

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:

22/03/2023 13:36

248 Bluff Road, Sandringham Vic 3191

NICK JOHNSTONE
your personal agent

Joe Doyle

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Indicative Selling Price

\$2,200,000 - \$2,420,000

Median House Price

Year ending December 2022: \$2,295,000



5 3 2

Property Type: House (Res)

Land Size: 912 sqm approx

Agent Comments

Comparable Properties



119 Sandringham Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 3

Price: \$2,460,000

Method: Private Sale

Date: 15/03/2023

Property Type: House

Land Size: 551 sqm approx



19 Duff St SANDRINGHAM 3191 (REI)

Agent Comments

4 2 4

Price: \$2,225,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 950 sqm approx



86 Grange Rd SANDRINGHAM 3191 (REI)

Agent Comments

5 2 2

Price: \$2,175,000

Method: Private Sale

Date: 07/03/2023

Property Type: House

Land Size: 866 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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