

## 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 194a 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)

Range between \$1,250,000 & \$1,350,000

#### Median sale price

Median price \$1,800,000 House X Unit Suburb Sandringham

Period - From 01/07/2017 to 30/06/2018 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 | 222 Reserve Rd BEAUMARIS 3193  | \$1,525,000 | 21/09/2018   |
| 2 | 26 Nicol St HIGHETT 3190       | \$1,430,000 | 27/07/2018   |
| 3 | 103 Bluff Rd BLACK ROCK 3193   | \$1,391,000 | 27/09/2018   |

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   1   0

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 814.035 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending June 2018: \$1,800,000

## Comparable Properties



**222 Reserve Rd BEAUMARIS 3193 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,525,000  
**Method:** Sold Before Auction  
**Date:** 21/09/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx



**26 Nicol St HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$1,430,000  
**Method:** Sold Before Auction  
**Date:** 27/07/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx



**103 Bluff Rd BLACK ROCK 3193 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,391,000  
**Method:** Private Sale  
**Date:** 27/09/2018  
**Rooms:** -  
**Property Type:** House