

## 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 7/233 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 \$840,000 & \$880,000

#### Median sale price

Median price \$960,000 House Unit X Suburb Sandringham

Period - From 01/04/2019 to 30/06/2019 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	4/33-35 Linacre Rd HAMPTON 3188	\$856,000	06/07/2019
2	2/35 Bayview Cr BLACK ROCK 3193	\$835,000	03/07/2019
3	10/42-44 Edward St SANDRINGHAM 3191	\$800,000	31/08/2019

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.

**Indicative Selling Price**

\$840,000 - \$880,000

**Median Unit Price**

June quarter 2019: \$960,000



2   1   2

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 239 sqm approx

**Agent Comments**

Truly the size of a house, the huge living area doubles the size of other villa's typically built in the vicinity, plus the double garage, large land of 239sqmt appx and northerly aspect, this is the perfect downsizer or spacious first/second home in highly sought after Sandringham.

## Comparable Properties



**4/33-35 Linacre Rd HAMPTON 3188 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$856,000

**Method:** Auction Sale

**Date:** 06/07/2019

**Rooms:** -

**Property Type:** Unit

**Land Size:** 204 sqm approx



**2/35 Bayview Cr BLACK ROCK 3193 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$835,000

**Method:** Private Sale

**Date:** 03/07/2019

**Rooms:** 5

**Property Type:** Unit



**10/42-44 Edward St SANDRINGHAM 3191 (REI)** [Agent Comments](#)

2   1   2

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Rooms:** -

**Property Type:** Unit