

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 4/198 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$960,000 Property Type Unit 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	5/310 Beach Rd BLACK ROCK 3193	\$598,000	12/07/2019
2	3/382 Bluff Rd SANDRINGHAM 3191	\$570,100	30/04/2019
3	2/165 Bay Rd SANDRINGHAM 3191	\$560,000	24/05/2019

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.~~

This Statement of Information was prepared on: 18/09/2019 14:27



Property Type: Flat
Land Size: 125.485 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2019: \$960,000

Comparable Properties

5/310 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$598,000
Method: Private Sale
Date: 12/07/2019
Rooms: 4
Property Type: Apartment



3/382 Bluff Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$570,100
Method: Private Sale
Date: 30/04/2019
Rooms: 5
Property Type: Unit



2/165 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 24/05/2019
Property Type: Flat/Unit/Apartment (Res)