

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

288 Bluff Road, Sandringham, VIC 3191

Indicative selling price

Single Price or Range between

\$1,400,000 - \$1,500,000

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

Median sale price

Median Price \$1,700,000	Property Type House	Suburb SANDRINGHAM
Period From 01/04/2019	Period To 01/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**118 BAY ROAD
SANDRINGHAM**

4 3 2

Price \$1,500,000
Date of Sale 05/06/2019
Land 622 sqm



**117 BAY ROAD
SANDRINGHAM**

3 2 2

Price \$1,475,000
Date of Sale 28/05/2019
Land 577 sqm



**22 MCLAUCHLIN AVENUE
SANDRINGHAM**

3 2 2

Price \$1,625,000
Date of Sale 06/04/2019
Land 668 sqm