

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

2/269 BLUFF ROAD SANDRINGHAM VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$940,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 2/384-386 BLUFF ROAD SANDRINGHAM VIC 3191 | \$950,000 | 28-Oct-23 |
| 3/504 BLUFF ROAD HAMPTON VIC 3188 | \$975,000 | 22-Apr-23 |
| | | |

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 6 months.

This Statement of Information was prepared on: 27 June 2024



**2/384-386 BLUFF ROAD
SANDRINGHAM VIC 3191**

 3  2  2

Sold Price **\$950,000** Sold Date **28-Oct-23**

Distance **0.64km**



**3/504 BLUFF ROAD HAMPTON VIC
3188**

 3  2  2

Sold Price **\$975,000** Sold Date **22-Apr-23**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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