

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 4/390 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,012,500 Property Type Unit Suburb Sandringham

Period - From 01/10/2023 to 31/12/2023 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	1b Bartlett St HAMPTON EAST 3188	\$1,125,000	10/02/2024
2	3/289 Bluff Rd SANDRINGHAM 3191	\$1,115,000	16/03/2024
3			

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: 03/04/2024 12:10



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Rooms: 8

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2023: \$1,012,500

Comparable Properties



1b Bartlett St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Land Size: 160 sqm approx



3/289 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,115,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

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.

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