

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

281 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Sandringham

Period - From 04/12/2022 to 03/12/2023 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	22 Tulip St BLACK ROCK 3193	\$1,725,000	24/10/2023
2	1 Fuge St HIGHETT 3190	\$1,701,000	25/11/2023
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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: 04/12/2023 18:05



Property Type: House

Land Size: 712 sqm approx

Agent Comments

Comparable Properties



22 Tulip St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,725,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 685 sqm approx



1 Fuge St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,701,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 661 sqm approx

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.