

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

2/307 Bluff Road, Sandringham, VIC 3191

Indicative selling price

\$1,200,000

Range between

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

Median sale price

Median price
\$ 1,700,000

House

*Delete house or unit as applicable

Suburb
SANDRINGHAM

Period
23/01/2019 - 22/07/2019

Source
Price Finder

Comparable property sales

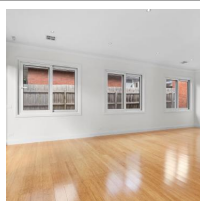
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



3/41 LINACRE ROAD
HAMPTON

3 2 4

Normal Sale \$1,150,000
Date Sold 25/02/2019
Land 284 sqm



144 ABBOTT STREET
SANDRINGHAM

4 3 2

Agents Advice - Sale *\$1,200,000
Date Sold 15/06/2019
Land 267 sqm



1/44 THOMAS STREET
HAMPTON

3 2 2

Normal Sale \$1,250,000
Date Sold 31/01/2019
Land 391 sqm