

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

4/243 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 \$1,350,000 Property Type Townhouse Suburb Sandringham

Period - From 09/09/2023 to 08/09/2024 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	5/33-35 Linacre Rd HAMPTON 3188	\$1,040,000	07/08/2024
2	2/469 Highett Rd HIGHETT 3190	\$1,075,000	08/05/2024
3	3/289 Bluff Rd SANDRINGHAM 3191	\$1,115,000	16/03/2024

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: 09/09/2024 14:58



3 2 2

Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Townhouse Price
 09/09/2023 - 08/09/2024: \$1,350,000

Comparable Properties



5/33-35 Linacre Rd HAMPTON 3188 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,040,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: Unit



2/469 Highett Rd HIGHETT 3190 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,075,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 272 sqm approx



3/289 Bluff Rd SANDRINGHAM 3191 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,115,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Res)

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