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 betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,350,000	Pro	operty Type	Том	nhouse		Suburb	Sandringham	
Period - From	09/09/2023	to	08/09/2024		So	urce	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.

Add	dress 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

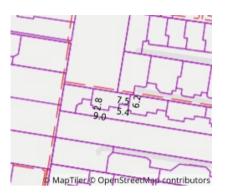
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/09/2024 14:58









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

Agent Comments

Agent Comments

Comparable Properties



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



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

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

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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



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

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

propertydata



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