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	1/231 Bluff Road, Sandringham Vic 3191

Indicative selling price

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

Range between $1,370,000 & $1,460,000

Median sale price

Median price $2,150,000 Property Type House Suburb Sandringham

Period - From 01/07/2023 to 30/06/2024 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	41B Wickham Rd HAMPTON EAST 3188	$1,435,000	09/09/2024
2	11b Leith Cr HAMPTON EAST 3188	$1,450,000	25/07/2024
3	3/274 Bluff Rd SANDRINGHAM 3191	$1,380,000	13/04/2024

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: 19/09/2024 09:11

1/231 Bluff Road, Sandringham Vic 3191

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4 2 2

Property Type: Townhouse
Land Size: 263 sqm approx

Agent Comments

Indicative Selling Price
$1,370,000 - $1,460,000
Median House Price
Year ending June 2024: $2,150,000

Comparable Properties



41B Wickham Rd HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,435,000
Method: Private Sale
Date: 09/09/2024
Property Type: House

Agent Comments



11b Leith Cr HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,450,000
Method: Private Sale
Date: 25/07/2024
Property Type: Townhouse (Single)
Land Size: 378 sqm approx

Agent Comments



3/274 Bluff Rd SANDRINGHAM 3191 (REI/VG)

3 3 2

Price: $1,380,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)

Agent Comments

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