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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	4/388 Bluff Road, Sandringham Vic 3191						
Indicative selling pri	ce						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$1,15	0,000						
Median sale price							
Median price \$1,727	,500 Ho	ouse X	Unit	Suburb	Sandringham		
Period - From 01/04/2	2017 to	30/06/2017	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.

Add	dress of comparable property	Price	Date of sale
1	5A/3-5 Heath St SANDRINGHAM 3191	\$1,230,000	19/04/2017
2	4/74 Victoria St SANDRINGHAM 3191	\$1,200,000	13/04/2017
3	473a Bluff Rd HAMPTON 3188	\$1,195,000	19/08/2017

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.

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Indicative Selling Price \$1,150,000 **Median House Price** June quarter 2017: \$1,727,500



Rooms:

Property Type: Townhouse

(Single)

Land Size: 173 sqm approx

Agent Comments

Comparable Properties



5A/3-5 Heath St SANDRINGHAM 3191 (REI)

Price: \$1,230,000 Method: Private Sale Date: 19/04/2017 Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



4/74 Victoria St SANDRINGHAM 3191 (REI)

Price: \$1,200,000 Method: Private Sale Date: 13/04/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



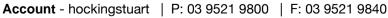
473a Bluff Rd HAMPTON 3188 (REI)

Price: \$1,195,000 Method: Auction Sale Date: 19/08/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



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