

## 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 price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,150,000	
---------------	-------------	--

#### Median sale price

Median price	\$1,727,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Sandringham
Period - From	01/04/2017	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.

	Address 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.



 3    2    1

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 173 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,150,000

**Median House Price**

June quarter 2017: \$1,727,500

## Comparable Properties



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

**Agent Comments**

 3    2    1

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 19/04/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**4/74 Victoria St SANDRINGHAM 3191 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 13/04/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**473a Bluff Rd HAMPTON 3188 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,195,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)