

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

6/384-386 Bluff Road Sandringham VIC 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

2/382 Bluff Road Sandringham VIC 3191	\$930,000	10-Sep-21
4/67-69 Abbott Street Sandringham VIC 3191	\$905,000	28-Oct-21
2/40 Bamfield Street Sandringham VIC 3191	\$960,000	25-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 24 January 2022



2/382 Bluff Road Sandringham VIC 3191 Sold Price **\$930,000** Sold Date **10-Sep-21**

 3  2  1

Distance **0.02km**



4/67-69 Abbott Street Sandringham VIC 3191 Sold Price ^{RS} **\$905,000** ^{UN} Sold Date **28-Oct-21**

 2  1  2

Distance **1.2km**



2/40 Bamfield Street Sandringham VIC 3191 Sold Price ^{RS} **\$960,000** Sold Date **25-Nov-21**

 2  1  1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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