



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

4/245 Bluff Road, SANDRINGHAM, 3191

Indicative selling price

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

Single Price

\$980,000

or range between

&

Median sale price

Median price

\$1,060,000

Property type

Unit

Suburb

SANDRINGHAM, 3191

Period from

16/03/2017

to

22/07/2017

Source

realestate.com.au

Comparable property sale

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

Unit 1, 4 Cooke Street, SANDRINGHAM, 3191 Victoria

\$1,001,000

20/05/2017

Unit 3, 563 Balcombe Road, BLACK ROCK, 3193 Victoria

\$1,160,000

25/03/2017

Unit 1, 114 Bluff Road, BLACK ROCK, 3193 Victoria

\$940,000

18/03/2017