

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 68 Sandringham Road Sandringham

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,500,000 & \$1,600,000

#### Median sale price

Median price: \$1,727,500 House Suburb: Sandringham

Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



#### 24 Sturdee Rd BLACK ROCK

3  1  3 

Tee off between the Sandbelt Courses and the Golden Triangle beachfront with high, wide and wonderful appeal! High on street-

**Sold by Auction** \$1,550,000




**Date Sold** 03/08/2018

**Land** 594 SqM

---



#### 5 Medhurst St SANDRINGHAM

4  2  2 

With a widespread frontage, due north rear and around 6,300sqft/585sqm of beautifully proportioned land in-between,

**Sold by Auction** \$1,620,000




**Date Sold** 28/04/2018

**Land** 585 SqM

---



#### 88 Linacre Rd HAMPTON

3  2  1 

Bursting at the seams with charm and style, this house is exactly what you're after with incredible scope to add value and a

**Sold by Private Sale** \$1,572,500

**Date Sold** 26/03/2018

**Land** 416 SqM

---