

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

130/218 BAY 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jun 2023

to

31 May 2024

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

241/218 BAY ROAD SANDRINGHAM VIC 3191	\$345,000	08-May-24
26/62-72 BAY ROAD SANDRINGHAM VIC 3191	\$350,000	21-Apr-24
18/68-82 GRAHAM ROAD HIGHETT VIC 3190	\$350,000	25-Apr-24

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: 01 June 2024



241/218 BAY ROAD SANDRINGHAM Sold Price

^{RS} **\$345,000** Sold Date **08-May-24**

1 1 1

Distance **0.06km**



26/62-72 BAY ROAD
SANDRINGHAM VIC 3191

Sold Price

\$350,000 Sold Date **21-Apr-24**

1 1 1

Distance **1.58km**



18/68-82 GRAHAM ROAD HIGHETT Sold Price

^{RS} **\$350,000** Sold Date **25-Apr-24**

1 1 1

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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