

# 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

211 Bay 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$2,021,000 Property Type House Suburb Sandringham

Period - From 01/10/2022 to 30/09/2023 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	415 Highett Rd HIGHETT 3190	\$1,570,000	22/07/2023
2	476 Bluff Rd HAMPTON 3188	\$1,250,000	09/06/2023
3	174 Wickham Rd HIGHETT 3190	\$1,130,000	12/08/2023

**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.~~

This Statement of Information was prepared on:

10/11/2023 14:23

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending September 2023: \$2,021,000



 3  2  2

**Property Type:** House

**Land Size:** 627 sqm approx

Agent Comments

## Comparable Properties



415 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



476 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

 3  1  1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 09/06/2023

**Property Type:** House

**Land Size:** 611 sqm approx



174 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

 5  1  2

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 644 sqm approx

Account - Whitefox Real Estate | P: 96459699