

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

214/216 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$595,000 & \$635,000

Median sale price

Median price \$1,012,500 Property Type Unit Suburb Sandringham

Period - From 01/10/2023 to 31/12/2023 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	112/15 Major St HIGHETT 3190	\$645,000	17/11/2023
2	300/220 Bay Rd SANDRINGHAM 3191	\$615,000	01/12/2023
3	316/216 Bay Rd SANDRINGHAM 3191	\$600,000	20/10/2023

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:

15/01/2024 13:20



 2
  2
  1

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$595,000 - \$635,000

Median Unit Price

December quarter 2023: \$1,012,500

Comparable Properties



112/15 Major St HIGHETT 3190 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$645,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment



300/220 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 2
  2
  2

Price: \$615,000

Method: Private Sale

Date: 01/12/2023

Property Type: Apartment

316/216 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

 2
  2
  1

Price: \$600,000

Method: Private Sale

Date: 20/10/2023

Property Type: Apartment

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