

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

217/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Sandringham

Period - From 11/06/2023

to 10/06/2024

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	302/252 Bay Rd SANDRINGHAM 3191	\$350,000	04/01/2024
2	241/218 Bay Rd SANDRINGHAM 3191	\$345,000	08/05/2024
3	131/218 Bay Rd SANDRINGHAM 3191	\$333,000	27/02/2024

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:

11/06/2024 10:24



Property Type:
Agent Comments

Indicative Selling Price
\$349,000

Median Unit Price
11/06/2023 - 10/06/2024: \$655,000

Comparable Properties



302/252 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 04/01/2024
Property Type: Apartment



241/218 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment



131/218 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$333,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment

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