

# 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 241/218 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)

Single price  or range between \$330,000 & \$350,000

### Median sale price

Median price \$2,130,000 Property type House Suburb SANDRINGHAM  
Period - From 15/03/2023 to 14/03/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	127/218 Bay Rd SANDRINGHAM 3191 VIC	\$315,000	11/12/2023
2	209/218 Bay Rd SANDRINGHAM 3191 VIC	\$342,000	23/11/2023
3	136/218 Bay Rd SANDRINGHAM 3191 VIC	\$346,500	09/11/2023

This Statement of Information was prepared on: 15/03/2024

