

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

3/172 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$868,000 Property Type Unit Suburb Sandringham

Period - From 01/01/2023 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	5/156 Bay Rd SANDRINGHAM 3191	\$843,000	12/01/2024
2	10/44 Highett Rd HAMPTON 3188	\$810,000	21/10/2023
3	11/237 Thomas St HAMPTON 3188	\$785,000	21/11/2023

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:

26/02/2024 15:51



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Property Type: Unit
Land Size: 142 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median Unit Price
Year ending December 2023: \$868,000

Comparable Properties



5/156 Bay Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

2 1 1

Price: \$843,000
Method: Private Sale
Date: 12/01/2024
Property Type: Unit
Land Size: 148 sqm approx



10/44 Highett Rd HAMPTON 3188 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$810,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Apartment
Land Size: 143 sqm approx



11/237 Thomas St HAMPTON 3188 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$785,000
Method: Private Sale
Date: 21/11/2023
Property Type: Unit