## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/172 Bay Road, Sandringham Vic 3191

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$770,000		&		\$830,000			
Median sale p	rice							
Median price	\$868,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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





Nick Jones 03) 9598 1111 0421839425



**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

njones@hodges.com.au

# **Comparable Properties**



2 **1** 1

5/156 Bay Rd SANDRINGHAM 3191 (REI)

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)



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) A



Agent Comments

Agent Comments

Agent Comments

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

## Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



propertydata

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