

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 302/252 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$937,500

Property Type Unit

Suburb Sandringham

Period - From 01/04/2023

to 30/06/2023

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	238/226 Bay Rd SANDRINGHAM 3191	\$420,000	11/04/2023
2	403/220 Bay Rd SANDRINGHAM 3191	\$405,000	31/07/2023
3	20/62-72 Bay Rd SANDRINGHAM 3191	\$365,000	02/10/2023

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:

10/10/2023 12:27



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Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$395,000
Median Unit Price
June quarter 2023: \$937,500

Comparable Properties



238/226 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 11/04/2023
Property Type: Apartment

403/220 Bay Rd SANDRINGHAM 3191 (VG) Agent Comments

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Price: \$405,000
Method: Sale
Date: 31/07/2023
Property Type: Strata Unit/Flat



20/62-72 Bay Rd SANDRINGHAM 3191 (REI) Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 02/10/2023
Property Type: Apartment

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