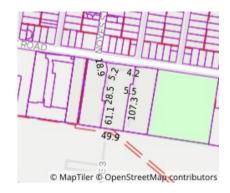
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale									
Address Including suburb and postcode			0 Bay Road, Sandringham Vic 3191								
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$795,000				&		\$825,000					
Media	n sale price										
Median price \$870,000		Property Type Unit		Unit			Subur	Sandringh	am		
Period - From 01/04/2023		/2023	to 31/03/2024		1	Sc	ource REIV				
Comp	arable proper	ty sales	(*De	lete A or B	belo	w as ap <sub>l</sub>	olica	ble)			
<b>A*</b>	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											
2											
3											
OR											
В*	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:								on:	30/04/2024 15:28		







Indicative Selling Price \$795,000 - \$825,000 Median Unit Price Year ending March 2024: \$870,000

## Comparable Properties

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.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



