# 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	220/18 Station Street, Sandringham Vic 3191
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$340,000 & \$360,000	Range between	\$340,000	&	\$360,000
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### Median sale price

Median price	\$850,000	Pro	perty Type U	nit		Suburb	Sandringham
Period - From	01/01/2024	to	31/12/2024	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	128/18-34 Station St SANDRINGHAM 3191	\$347,000	27/11/2024
2	523/222 Bay Rd SANDRINGHAM 3191	\$340,000	22/10/2024
3	406/2 Willis La HAMPTON 3188	\$350,000	12/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2025 14:27









**Property Type:** Apartment

Indicative Selling Price \$340,000 - \$360,000 Median Unit Price Year ending December 2024: \$850,000

# Comparable Properties



128/18-34 Station St SANDRINGHAM 3191 (REI)

-

1

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1

**a** 1

Price: \$347,000 Method: Private Sale Date: 27/11/2024

Property Type: Apartment

**Agent Comments** 

523/222 Bay Rd SANDRINGHAM 3191 (VG)

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2





**6** 

**Agent Comments** 

**Agent Comments** 

Price: \$340,000 Method: Sale Date: 22/10/2024

Property Type: Subdivided Flat - Single OYO Flat

406/2 Willis La HAMPTON 3188 (REI/VG)

1

Price: \$350,000



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Method: Private Sale Date: 12/10/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200





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