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

218/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $330,000 & $340,000

Median sale price

| Median price | $672,500 | Property Type | Unit | Suburb | Sandringham |

Period - From 18/09/2023 to 17/09/2024   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	217/218 Bay Rd SANDRINGHAM 3191	$330,000	05/09/2024
2	241/218 Bay Rd SANDRINGHAM 3191	$345,000	08/05/2024
3	120/218 Bay Rd SANDRINGHAM 3191	$330,000	01/05/2024

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: 18/09/2024 10:05

CONSUMER AFFAIRS VICTORIA

218/218 Bay Road, Sandringham Vic 3191

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Ami Russell
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Indicative Selling Price
$330,000 - $340,000
Median Unit Price
18/09/2023 - 17/09/2024: $672,500

Comparable Properties

217/218 Bay Rd SANDRINGHAM 3191 (REI)

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Price: $330,000
Method: Private Sale
Date: 05/09/2024
Property Type: Apartment

Agent Comments

241/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

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Price: $345,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment

Agent Comments

120/218 Bay Rd SANDRINGHAM 3191 (VG)

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Price: $330,000
Method: Sale
Date: 01/05/2024
Property Type: Subdivided Flat - Single OYO
Flat

Agent Comments

Account - Jellis Craig