

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

308/218 Bay Road Sandringham VIC 3191	\$320,000	26-Aug-20
2/68-82 Graham Road Highett VIC 3190	\$345,000	14-Jul-20
21/68-82 Graham Road Highett VIC 3190	\$312,500	27-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 07 December 2020



308/218 Bay Road Sandringham VIC 3191

Sold Price **\$320,000** Sold Date **26-Aug-20**

 1  1  1

Distance -



2/68-82 Graham Road Highett VIC 3190

Sold Price **\$345,000** Sold Date **14-Jul-20**

 1  1  1

Distance **1.67km**



21/68-82 Graham Road Highett VIC 3190

Sold Price ^{RS} **\$312,500** Sold Date **27-Nov-20**

 1  1  1

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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