

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

130/18-34 Station Street 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

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,750

Property type

Unit

Suburb

Sandringham

Period-from

01 Jun 2020

to

31 May 2021

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

129/18-34 Station Street Sandringham VIC 3191	\$391,605	26-Mar-21
222/18-34 Station Street Sandringham VIC 3191	\$375,000	20-Mar-21
207/2 Willis Lane Hampton VIC 3188	\$315,000	02-Dec-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: 09 June 2021



129/18-34 Station Street Sandringham VIC 3191

 1
  1
  1

Sold Price

\$391,605

Sold Date

26-Mar-21

Distance

-



222/18-34 Station Street Sandringham VIC 3191

 1
  1
  1

Sold Price

\$375,000

Sold Date

20-Mar-21

Distance

-



207/2 Willis Lane Hampton VIC 3188

 1
  1
  2

Sold Price

\$315,000

Sold Date

02-Dec-20

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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