

# 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

221/18 Station Street, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$360,000

### Median sale price

Median price \$875,000 Property Type Unit Suburb Sandringham

Period - From 01/07/2023 to 30/06/2024 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	6/338 Bay Rd CHELTENHAM 3192	\$355,000	15/05/2024
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:

10/09/2024 16:05



1   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$340,000 - \$360,000

**Median Unit Price**

Year ending June 2024: \$875,000

## Comparable Properties



**6/338 Bay Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments

1   1   2

**Price:** \$355,000

**Method:** Sold Before Auction

**Date:** 15/05/2024

**Property Type:** Apartment

**Land Size:** 95 sqm approx



**241/218 Bay Rd SANDRINGHAM 3191 (REI/VG)** Agent Comments

1   1   1

**Price:** \$345,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** Apartment

**120/218 Bay Rd SANDRINGHAM 3191 (VG)**

Agent Comments

1   -   -

**Price:** \$330,000

**Method:** Sale

**Date:** 01/05/2024

**Property Type:** Subdivided Flat - Single OYO

Flat

Account - Jellis Craig | P: 03 9194 1200