

# 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 322/18 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 \$350,000 & \$380,000

### Median sale price

Median price \$870,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2023 to 31/03/2024 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 | 241/218 Bay Rd SANDRINGHAM 3191 | \$345,000 | 08/05/2024   |
| 2 | 408/2 Willis La HAMPTON 3188    | \$340,000 | 05/03/2024   |
| 3 |                                 |           |              |

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: 14/06/2024 11:14



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



241/218 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** Apartment



408/2 Willis La HAMPTON 3188 (REI/VG)

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** Unit

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.