

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

111/218 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Nov 2023

to

31 Oct 2024

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

107/218 BAY ROAD SANDRINGHAM VIC 3191	\$332,000	19-Mar-24
120/218 BAY ROAD SANDRINGHAM VIC 3191	\$330,000	01-May-24
131/218 BAY ROAD SANDRINGHAM VIC 3191	\$333,000	27-Feb-24

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: 11 November 2024

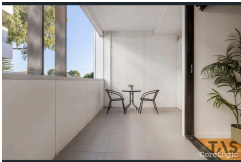


107/218 BAY ROAD SANDRINGHAM Sold Price
VIC 3191

\$332,000 Sold Date **19-Mar-24**

 2  1  1

Distance **0km**



120/218 BAY ROAD SANDRINGHAM Sold Price
VIC 3191

\$330,000 Sold Date **01-May-24**

 1  1  1

Distance **0km**



131/218 BAY ROAD SANDRINGHAM Sold Price
VIC 3191

\$333,000 Sold Date **27-Feb-24**

 1  1  1

Distance **0km**



217/218 BAY ROAD SANDRINGHAM Sold Price
VIC 3191

\$330,000 Sold Date **06-Sep-24**

 1  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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