

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

333/218 Bay Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000 & \$380,000

Median sale price

Median price \$947,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2021 to 30/06/2021 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	222/18-34 Station St SANDRINGHAM 3191	\$375,000	30/04/2021
2	108/15 George St SANDRINGHAM 3191	\$373,500	04/05/2021
3	305/75 Tulip St CHELTENHAM 3192	\$360,000	28/06/2021

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:

30/09/2021 13:59



Property Type: Apartment

Agent Comments

Comparable Properties



222/18-34 Station St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 30/04/2021

Property Type: Apartment

108/15 George St SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$373,500

Method: Sale

Date: 04/05/2021

Property Type: Retirement Village Individual Flat/Unit

305/75 Tulip St CHELTENHAM 3192 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 28/06/2021

Property Type: Office (Com)

Land Size: 1624 sqm approx