

## 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

115/218 BAY ROAD SANDRINGHAM VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$365,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Oct 2022

to

30 Sep 2023

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

212/218 BAY ROAD SANDRINGHAM VIC 3191	\$407,000	04-Mar-23
414/222 BAY ROAD SANDRINGHAM VIC 3191	\$419,000	26-Apr-22
524/222 BAY ROAD SANDRINGHAM VIC 3191	\$430,000	23-Mar-23

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 October 2023



**212/218 BAY ROAD SANDRINGHAM VIC 3191** Sold Price **\$407,000** Sold Date **04-Mar-23**

1 1 1

Distance **0km**



**414/222 BAY ROAD SANDRINGHAM VIC 3191** Sold Price **\$419,000** Sold Date **26-Apr-22**

1 1 1

Distance **0.09km**



**524/222 BAY ROAD SANDRINGHAM VIC 3191** Sold Price **\$430,000** Sold Date **23-Mar-23**

1 1 1

Distance **0.09km**



**18/1 GEORGE STREET SANDRINGHAM VIC 3191** Sold Price <sup>RS</sup> **\$410,000** Sold Date **27-Sep-23**

1 1 1

Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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