

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

235/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/01/2023

to

31/03/2023

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	327/218 Bay Rd SANDRINGHAM 3191	\$320,000	16/03/2023
2	309/218 Bay Rd SANDRINGHAM 3191	\$320,000	30/01/2023
3	105/218 Bay Rd SANDRINGHAM 3191	\$310,000	29/11/2022

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:

20/04/2023 13:58

235/218 Bay Road, Sandringham Vic 3191

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

March quarter 2023: \$695,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties

327/218 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

 1  1  1

Price: \$320,000

Method: Private Sale

Date: 16/03/2023

Rooms: 2

Property Type: Apartment



309/218 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

 1  1  1

Price: \$320,000

Method: Private Sale

Date: 30/01/2023

Property Type: Apartment



105/218 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

 1  1  1

Price: \$310,000

Method: Private Sale

Date: 29/11/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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