

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

206/18-34 Station Street 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jan 2021

to

31 Dec 2021

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

108/18-34 Station Street Sandringham VIC 3191	\$299,000	20-Sep-21
14/62-72 Bay Road Sandringham VIC 3191	\$275,000	20-Sep-21
210/2 Willis Lane Hampton VIC 3188	\$312,500	15-Jul-21

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 January 2022



108/18-34 Station Street Sandringham VIC 3191

 1
  1
  1

Sold Price **\$299,000** Sold Date **20-Sep-21**

Distance -



14/62-72 Bay Road Sandringham VIC 3191

 1
  1
  1

Sold Price **\$275,000** Sold Date **20-Sep-21**

Distance **0.44km**



210/2 Willis Lane Hampton VIC 3188

 1
  1
  -

Sold Price **\$312,500** Sold Date **15-Jul-21**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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