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

113/18 Station Street, Sandringham Vic 3191

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$300,000		&		\$330,000			
Median sale pr	rice							
Median price	\$868,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	136/218 Bay Rd SANDRINGHAM 3191	\$346,500	09/11/2023
2	209/218 Bay Rd SANDRINGHAM 3191	\$342,000	23/11/2023
3	127/218 Bay Rd SANDRINGHAM 3191	\$315,000	11/12/2023

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:

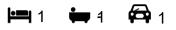
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Property Type: Apartment

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** Year ending December 2023: \$868,000

Comparable Properties



136/218 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$346,500 Method: Private Sale Date: 09/11/2023 Property Type: Apartment



209/218 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$342,000 Method: Private Sale Date: 23/11/2023 Property Type: Apartment

127/218 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$315,000 Method: Sale Date: 11/12/2023 Property Type: Subdivided Flat - Single OYO Flat

Account - Jellis Craig | P: 03 9194 1200



propertydata

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