

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 consumer.vic.gov.au/underquoting

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$868,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/01/2023

to

31/12/2023

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	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:

07/03/2024 14:51

113/18 Station Street, Sandringham Vic 3191

**Jellis
Craig**

Melina Scriva

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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending December 2023: \$868,000



1 4 1

Property Type: Apartment

Comparable Properties



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

1 1 1

Price: \$346,500

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment



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

1 1 1

Price: \$342,000

Method: Private Sale

Date: 23/11/2023

Property Type: Apartment

127/218 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

1 - -

Price: \$315,000

Method: Sale

Date: 11/12/2023

Property Type: Subdivided Flat - Single OYO Flat

Account - Jellis Craig | P: 03 9194 1200



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