

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

104/252 BAY ROAD 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Jun 2022

to

31 May 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

326/222 BAY ROAD SANDRINGHAM VIC 3191	\$573,000	21-Apr-23
109/1 MAJOR STREET HIGHETT VIC 3190	\$585,000	13-Jun-23
213/286 HIGHETT ROAD HIGHETT VIC 3190	\$575,000	22-May-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: 29 June 2023



**326/222 BAY ROAD
SANDRINGHAM VIC 3191**

Sold Price

\$573,000

Sold Date

21-Apr-23

 2  2  1

Distance

0.31km



**109/1 MAJOR STREET HIGHETT VIC
3190**

Sold Price

^{RS} **\$585,000** ^{UN}

Sold Date

13-Jun-23

 2  2  1

Distance

1.19km



**213/286 HIGHETT ROAD HIGHETT
VIC 3190**

Sold Price

^{RS} **\$575,000**

Sold Date

22-May-23

 2  2  1

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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