

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

201/252 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Feb 2023

to

31 Jan 2024

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

104/15 MAJOR STREET HIGHETT VIC 3190	\$525,000	10-Dec-23
2/8 BELLEVUE ROAD CHELTENHAM VIC 3192	\$587,000	16-Jan-24
525/222 BAY ROAD SANDRINGHAM VIC 3191	\$577,500	05-Jan-24

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: 04 February 2024

**104/15 MAJOR STREET HIGHETT
VIC 3190**

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Sold Price **\$525,000** Sold Date **10-Dec-23**Distance **1.3km****2/8 BELLEVUE ROAD
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$587,000** ^{UN} Sold Date **16-Jan-24**Distance **1.27km****525/222 BAY ROAD
SANDRINGHAM VIC 3191**

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Sold Price ^{RS} **\$577,500** Sold Date **05-Jan-24**Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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