

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

304/252 Bay Rd, Sandringham VIC 3191

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range of between

\$470,000

&

\$510,000

#### Median sale price

Median unit price

\$700,000

Suburb

Sandringham VIC 3191

Period - From

Aug 2023

to

Jul 2024

Source

REA

#### Comparable property sales

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
202/222 Bay Rd Sandringham VIC 3191	\$510,000	05/07/2024
407/222 Bay Rd Sandringham VIC 3191	\$505,000	23/02/2024
511/222 Bay Rd Sandringham VIC 3191	\$520,000	14/05/2024