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	108 Bay Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,490,000 & $2,700,000

Median sale price

Median price $1,985,000 Property Type House Suburb Sandringham

Period - From 01/01/2021 to 31/03/2021 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	160 Bay Rd SANDRINGHAM 3191	$2,800,000	24/04/2021
2	6 Coombe Av HAMPTON 3188	$2,715,000	05/03/2021
3	79 Bay Rd SANDRINGHAM 3191	$2,700,000	12/12/2020

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: 14/05/2021

108 Bay Road, Sandringham Vic 3191

Jenny Dwyer
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5+ 3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 809 Approx sqm approx

Agent Comments

Indicative Selling Price
$2,490,000 - $2,700,000
Median House Price
March quarter 2021: $1,985,000

Comparable Properties



160 Bay Rd SANDRINGHAM 3191 (REI)

4 2 2

Price: $2,800,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments



6 Coombe Av HAMPTON 3188 (REI)

5 4 2

Price: $2,715,000
Method: Private Sale
Date: 05/03/2021
Property Type: House
Land Size: 589 sqm approx

Agent Comments



79 Bay Rd SANDRINGHAM 3191 (REI/VG)

4 3 2

Price: $2,700,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.