

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

131/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Sandringham

Period - From 06/02/2023 to 05/02/2024 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:

06/02/2024 16:03

131/218 Bay Road, Sandringham Vic 3191

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Property Type:
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
06/02/2023 - 05/02/2024: \$830,000

Comparable Properties



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



Price: \$346,500
Method: Private Sale
Date: 09/11/2023
Property Type: Apartment



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



Price: \$342,000
Method: Private Sale
Date: 23/11/2023
Property Type: Apartment

127/218 Bay Rd SANDRINGHAM 3191 (VG) Agent Comments



Price: \$315,000
Method: Sale
Date: 11/12/2023
Property Type: Subdivided Flat - Single OYO Flat

Account - Jellis Craig



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