

## 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

208/218 BAY ROAD SANDRINGHAM VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$370,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Apr 2022

to

31 Mar 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

15/62-72 BAY ROAD SANDRINGHAM VIC 3191	\$347,500	27-Nov-22
327/218 BAY ROAD SANDRINGHAM VIC 3191	\$320,000	16-Mar-23
308/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$363,000	17-Feb-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: 18 April 2023

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**15/62-72 BAY ROAD  
SANDRINGHAM VIC 3191**

 1  1  1

Sold Price **\$347,500** Sold Date **27-Nov-22**

Distance **1.57km**



**327/218 BAY ROAD  
SANDRINGHAM VIC 3191**

 1  1  1

Sold Price <sup>RS</sup> **\$320,000** Sold Date **16-Mar-23**

Distance **0km**



**308/1228 NEPEAN HIGHWAY  
CHELTENHAM VIC 3192**

 1  1  1

Sold Price **\$363,000** Sold Date **17-Feb-23**

Distance **3.1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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