

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

325/218 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,550

Property type

Unit

Suburb

Sandringham

Period-from

01 Sep 2018

to

31 Aug 2019

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

10/22 Abbott Street Sandringham VIC 3191	\$310,000	15-Jun-19
18/68-82 Graham Road Highett VIC 3190	\$320,000	21-Jun-19
132/218 Bay Road Sandringham VIC 3191	\$325,000	30-May-19

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: 23 September 2019

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10/22 Abbott Street Sandringham VIC 3191

Sold Price

\$310,000

Sold Date

15-Jun-19

 1

 1

 1

Distance

1.98km



18/68-82 Graham Road Highett VIC 3190

Sold Price

\$320,000

Sold Date

21-Jun-19

 1

 1

 1

Distance

1.68km



132/218 Bay Road Sandringham VIC 3191

Sold Price

\$325,000

Sold Date

30-May-19

 1

 1

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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