

# Statement of Information



Single residential property located in the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Street: 317/218 Bay Road

Suburb: Sandringham

State: VIC

Postcode: 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: \$~~ \_\_\_\_\_

~~OR~~

Range between: \$ 336,000 and \$ 340,000

## Median sale price

Median price: \$ 794537

Property type: Unit

Suburb: Sandringham

Period - From: 03 / 09 / 2024 to: 03 / 03 / 2025 Source: RP Data

## 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	<u>203/218 BAY ROAD SANDRINGHAM VIC 3191</u>	<u>\$ \$341,000</u>	<u>25 / 02 / 2025</u>
2	<u>328/218 BAY ROAD SANDRINGHAM VIC 3191</u>	<u>\$ \$330,000</u>	<u>05 / 12 / 2024</u>
3	<u>228/218 BAY ROAD SANDRINGHAM VIC 3191</u>	<u>\$ \$360,000</u>	<u>26 / 03 / 2025</u>

**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: 05 May 2025