

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

3-Bed, 2-Bathroom, 2-Car 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Dec 2023

to

30 Nov 2024

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

2/140 BAY ROAD SANDRINGHAM VIC 3191	\$1,400,000	14-Dec-23
2/72 GRANGE ROAD SANDRINGHAM VIC 3191	\$1,350,000	10-Oct-23
304/216 BAY ROAD SANDRINGHAM VIC 3191	\$1,260,000	23-Sep-24

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: 12 December 2024



2/140 BAY ROAD SANDRINGHAM VIC 3191

3 2 2

Sold Price

\$1,400,000

Sold Date

14-Dec-23

Distance

1.3km



2/72 GRANGE ROAD SANDRINGHAM VIC 3191

3 2 2

Sold Price

\$1,350,000

Sold Date

10-Oct-23

Distance

1.18km



304/216 BAY ROAD SANDRINGHAM VIC 3191

3 2 2

Sold Price

^{RS} **\$1,260,000**

Sold Date

23-Sep-24

Distance

0.46km



708/222 BAY ROAD SANDRINGHAM VIC 3191

3 2 2

Sold Price

\$1,100,000

Sold Date

19-Jul-23

Distance

0.34km



2/23 RENO ROAD SANDRINGHAM VIC 3191

3 2 2

Sold Price

^{RS UN}

Sold Date

26-Oct-24

Distance

0.6km



6 DARCY AVENUE SANDRINGHAM VIC 3191

3 2 2

Sold Price

\$1,630,000

Sold Date

23-Sep-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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2/10 RENO ROAD SANDRINGHAM VIC 3191

Sold Price

RS - UN

Sold Date **26-Nov-24**

3 2 2

Distance **0.74km**



4/243 BLUFF ROAD SANDRINGHAM VIC 3191

Sold Price

\$1,025,000

Sold Date **09-Oct-24**

3 2 2

Distance **0.85km**



2/269 BLUFF ROAD SANDRINGHAM VIC 3191

Sold Price

\$890,000

Sold Date **28-Aug-24**

3 2 2

Distance **0.85km**



4/269 BLUFF ROAD SANDRINGHAM VIC 3191

Sold Price

\$1,035,000

Sold Date **21-Aug-24**

3 2 2

Distance **0.88km**



2/287 BLUFF ROAD SANDRINGHAM VIC 3191

Sold Price

\$1,090,000

Sold Date **19-Jun-24**

3 2 2

Distance **0.91km**



2/13 NEPTUNE STREET SANDRINGHAM VIC 3191

Sold Price

\$1,210,000

Sold Date **19-Aug-24**

3 2 2

Distance **0.91km**

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4/65 ROYAL AVENUE SANDRINGHAM VIC 3191

3 2 2

Sold Price **\$1,075,000** Sold Date **04-Jan-24**

Distance **0.98km**

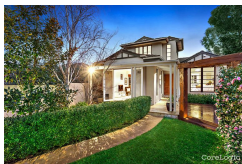


2/384-386 BLUFF ROAD SANDRINGHAM VIC 3191

3 2 2

Sold Price **\$950,000** Sold Date **28-Oct-23**

Distance **1.14km**



70 GRANGE ROAD SANDRINGHAM VIC 3191

3 2 2

Sold Price **\$1,540,000** Sold Date **24-May-24**

Distance **1.21km**



5B HEATH STREET SANDRINGHAM VIC 3191

3 2 2

Sold Price ^{RS} ^{UN} Sold Date **30-Nov-24**

Distance **1.35km**



1/118-120 ABBOTT STREET SANDRINGHAM VIC 3191

3 2 2

Sold Price **\$1,753,000** Sold Date **07-Oct-23**

Distance **1.42km**



25A GLADSTONE STREET SANDRINGHAM VIC 3191

3 2 2

Sold Price **\$1,950,000** Sold Date **24-Aug-23**

Distance **1.44km**

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**31 COLLINGWOOD STREET
SANDRINGHAM VIC 3191**

 3  2  2

Sold Price

- Sold Date **01-May-24**

Distance **1.53km**



**2/21 MILLER STREET
SANDRINGHAM VIC 3191**

 3  2  2

Sold Price **\$1,400,000** Sold Date **12-Feb-24**

Distance **0.7km**

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

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