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	217/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price $340,000

Median sale price

Median price $836,500 Property Type Unit Suburb Sandringham

Period - From 29/07/2023 to 28/07/2024 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	241/218 Bay Rd SANDRINGHAM 3191	$345,000	08/05/2024
2	131/218 Bay Rd SANDRINGHAM 3191	$333,000	27/02/2024
3			

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: 29/07/2024 10:53



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Property Type:
Agent Comments

Indicative Selling Price
$340,000
Median Unit Price
29/07/2023 - 28/07/2024: $836,500

Comparable Properties



241/218 Bay Rd SANDRINGHAM 3191 (REI)

1 1 1

Agent Comments

Price: $345,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment



131/218 Bay Rd SANDRINGHAM 3191 (REI)

1 1 1

Agent Comments

Price: $333,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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