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	3/156 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$805,000	Property type	Unit	Suburb	Sandringham
Period-from	01 Jul 2023	to	30 Jun 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
4/10 HEATH STREET SANDRINGHAM VIC 3191	$908,000	26-Apr-24
2/10 HEATH STREET SANDRINGHAM VIC 3191	$907,000	10-Feb-24
2/37 VICTORIA STREET SANDRINGHAM VIC 3191	$880,000	22-May-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: 11 July 2024

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4/10 HEATH STREET SANDRINGHAM VIC 3191

2 1 1

Sold Price **$908,000** Sold Date **26-Apr-24**

Distance **0.25km**



2/10 HEATH STREET SANDRINGHAM VIC 3191

2 1 1

Sold Price **$907,000** Sold Date **10-Feb-24**

Distance **0.24km**



2/37 VICTORIA STREET SANDRINGHAM VIC 3191

2 1 1

Sold Price RS **$880,000** UN Sold Date **22-May-24**

Distance **0.3km**

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

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