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	1/186 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $750,000 & $810,000

Median sale price

Median price $894,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2024 to 30/06/2024 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	1/33-35 Linacre Rd HAMPTON 3188	$810,500	20/06/2024
2	11/138 Linacre Rd HAMPTON 3188	$805,000	15/06/2024
3	3/172 Bay Rd SANDRINGHAM 3191	$860,000	23/03/2024

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: 30/07/2024 15:44

1/186 Bay Road, Sandringham Vic 3191

Amanda Jones
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2 1 1

Rooms: 4
Property Type: Unit
Land Size: 161sqmt appx sqm approx

Indicative Selling Price
$750,000 - $810,000
Median Unit Price
June quarter 2024: $894,000

Agent Comments

In a location to love with the feel of a spacious house, this attractive, north-facing, 2 bed Villa unit is a sunny haven proudly positioned at the front of an immaculately maintained block of only 8. Bus 30 steps away for a 2 minute trip to Sandy Station or an 8 minute trip to Southland.

Comparable Properties



1/33-35 Linacre Rd HAMPTON 3188 (REI)

2 1 2

Price: $810,500
Method: Private Sale
Date: 20/06/2024
Property Type: Unit

Agent Comments



11/138 Linacre Rd HAMPTON 3188 (REI)

2 1 2

Price: $805,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

Agent Comments



3/172 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 1 1

Price: $860,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit

Agent Comments

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