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: 304/18-34 Station Street, Sandringham Vic 3191

Indicative selling price

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

Range between: $300,000 & $330,000

Median sale price

Median price: $580,000 Property Type: Unit Suburb: Sandringham

Period - From: 01/07/2024 to: 30/09/2024 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	104/2 Willis La HAMPTON 3188	$315,000	27/08/2024
2	322/18 Station St SANDRINGHAM 3191	$365,000	29/07/2024
3	321/18 Station St SANDRINGHAM 3191	$365,000	20/06/2024

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: 27/11/2024 16:29

304/18-34 Station Street, Sandringham Vic 3191

Paul Bond
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
September quarter 2024: $580,000

Comparable Properties



104/2 Willis La HAMPTON 3188 (REI/VG)

1 1 1

Price: $315,000
Method: Private Sale
Date: 27/08/2024
Property Type: Apartment

Agent Comments



322/18 Station St SANDRINGHAM 3191 (REI/VG)

1 1 1

Price: $365,000
Method: Private Sale
Date: 29/07/2024
Property Type: Apartment

Agent Comments



321/18 Station St SANDRINGHAM 3191 (REI/VG)

1 1 1

Price: $365,000
Method: Private Sale
Date: 20/06/2024
Property Type: Unit

Agent Comments

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