

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

314/216 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Oct 2023

to

30 Sep 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

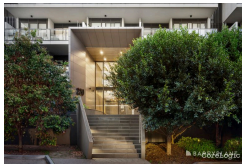
Date of sale

109/220 BAY ROAD SANDRINGHAM VIC 3191	\$580,000	10-Sep-24
5/41 BAY ROAD SANDRINGHAM VIC 3191	\$640,000	30-May-24
214/216 BAY ROAD SANDRINGHAM VIC 3191	\$600,000	01-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: 01 October 2024



**109/220 BAY ROAD
SANDRINGHAM VIC 3191**

2 2 1

Sold Price

^{RS} **\$580,000**

Sold Date

10-Sep-24

Distance

0.09km



**5/41 BAY ROAD SANDRINGHAM
VIC 3191**

2 1 -

Sold Price

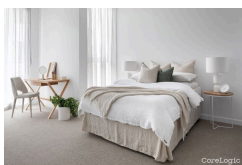
\$640,000

Sold Date

30-May-24

Distance

1.51km



**214/216 BAY ROAD SANDRINGHAM
VIC 3191**

2 2 1

Sold Price

\$600,000

Sold Date

01-May-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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