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	313/216 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	$390,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$754,500	Property type	Unit	Suburb	Sandringham
Period-from	01 Feb 2024	to	31 Jan 2025	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
307/220 BAY ROAD SANDRINGHAM VIC 3191	410000	22-Jul-24
218/222 BAY ROAD SANDRINGHAM VIC 3191	412500	24-May-24
417/222 BAY ROAD SANDRINGHAM VIC 3191	430000	11-Sep-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: 04 February 2025

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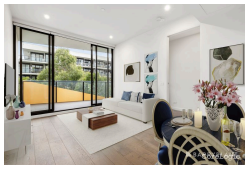
307/220 BAY ROAD SANDRINGHAM VIC 3191

1 1 2

Sold Price **410000** Sold Date **22-Jul-24**

Distance **0.09km**



218/222 BAY ROAD SANDRINGHAM VIC 3191

1 1 1

Sold Price **412500** Sold Date **24-May-24**

Distance **0.13km**



417/222 BAY ROAD SANDRINGHAM VIC 3191

1 1 1

Sold Price RS **430000** Sold Date **11-Sep-24**

Distance **0.13km**

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

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