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	231/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $330,000 & $350,000

Median sale price

Median price $675,000 Property Type Unit Suburb Sandringham

Period - From 20/11/2023 to 19/11/2024 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	33/68-82 Graham Rd HIGHETT 3190	$360,600	12/09/2024
2	130/218 Bay Rd SANDRINGHAM 3191	$335,000	04/10/2024
3	217/218 Bay Rd SANDRINGHAM 3191	$330,000	05/09/2024

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: 20/11/2024 09:38

231/218 Bay Road, Sandringham Vic 3191



1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$330,000 - $350,000
Median Unit Price
20/11/2023 - 19/11/2024: $675,000

Whether you're entering the property market or supplementing your portfolio, this beautiful one bedroom apartment delivers the best of both comfort and convenience. Peacefully positioned on the second floor, with secure intercom entry and lift access, this impeccable apartment is stylish and light filled. Highlights include an open plan living and dining, and well-appointed stone kitchen with premium appliances. Mirrored robes feature in the spacious bedroom with window access to the wrap around balcony.

Comparable Properties



33/68-82 Graham Rd HIGHETT 3190 (REI)

1 1 1

Price: $360,600
Method: Private Sale
Date: 12/09/2024
Property Type: Apartment

Agent Comments



130/218 Bay Rd SANDRINGHAM 3191 (REI)

1 1 1

Price: $335,000
Method: Private Sale
Date: 04/10/2024
Property Type: Unit

Agent Comments



217/218 Bay Rd SANDRINGHAM 3191 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 05/09/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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