

# 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

211 Bay Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,325,000

### Median sale price

Median price \$2,095,000

Property Type House

Suburb Sandringham

Period - From 01/07/2023

to 30/09/2023

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	18 Sydenham St HIGHETT 3190	\$1,335,000	25/11/2023
2	476 Bluff Rd HAMPTON 3188	\$1,250,000	09/06/2023
3			

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:

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**Indicative Selling Price**

\$1,325,000

**Median House Price**

September quarter 2023: \$2,095,000



 3    2    3

**Property Type:** House

Agent Comments

## Comparable Properties



**18 Sydenham St HIGHETT 3190 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**476 Bluff Rd HAMPTON 3188 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 09/06/2023

**Property Type:** House

**Land Size:** 611 sqm approx

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.

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