

# 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 102/252 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) (\*Delete single price or range as applicable)

range between \$410,000 & \$435,000

### Median sale price

Median price \$430,000 Property type Unit Suburb Sandringham  
Period - From 09/11/2022 to 08/11/2023 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	218/222 Bay Road, Sandringham, Vic 3191	\$412,500	24/05/2024
2	304/220 Bay Road, Sandringham, Vic 3191	\$420,000	14/03/2024
3	426/220 Bay Road, Sandringham, Vic 3191	\$420,000	10/01/2024

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: 08/07/2024