Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

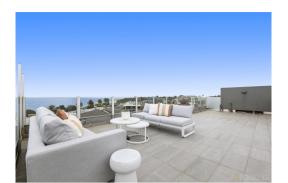
Address Including suburb and postcode		204/12 Bay Road, Sandringham Vic 3191									
Indicativ	e selling pric	ce									
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price \$1,760,000											
Median sale price											
Median	price \$2,130,	000	Property Type House Subi					Suburb	Sandringham		
Period - From 27/05/2023 to 26/05/2024 Source REI							REIV	/			
Comparable property sales (*Delete A or B below as applicable)											
Ħ	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								P	rice	Date of sale	
1											
2											
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:								on:	27/05/2024 15:38		





Stephen Wigley 9589 6077 0411 115 736 swigley@hodges.com.au

Indicative Selling Price \$1,760,000 Median House Price 27/05/2023 - 26/05/2024: \$2,130,000



Rooms: 4
Property Type: Penthouse (Res)

Agent Comments

Comparable Properties

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.

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



