

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

196 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

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,212,500

Property type

House

Suburb

Sandringham

Period-from

01 May 2022

to

30 Apr 2023

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

6 FRANCES STREET HIGHETT VIC 3190	\$1,880,000	11-Jan-23
149 BAY ROAD SANDRINGHAM VIC 3191	\$1,930,000	10-Mar-22
147 BAY ROAD SANDRINGHAM VIC 3191	\$1,775,000	30-Mar-22

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: 24 May 2023

Will Maxted

M 0451105900

E wmaxted@kayburton.com.au



6 FRANCES STREET HIGHETT VIC 3190

Sold Price

\$1,880,000

Sold Date

11-Jan-23

 3

 1

 2

Distance

0.1km



149 BAY ROAD SANDRINGHAM VIC 3191

Sold Price

\$1,930,000

Sold Date

10-Mar-22

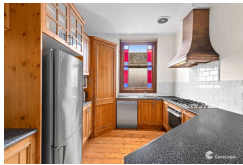
 4

 2

 3

Distance

0.2km



147 BAY ROAD SANDRINGHAM VIC 3191

Sold Price

\$1,775,000

Sold Date

30-Mar-22

 3

 2

 2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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