

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

1/93 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Sandringham

Period - From 01/04/2022 to 31/03/2023 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	3/312 Hampton St HAMPTON 3188	\$1,485,000	26/05/2023
2	22a Fewster Rd HAMPTON 3188	\$1,465,000	25/03/2023
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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3 2 2

Rooms: 6
Property Type: House
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending March 2023: \$2,150,000

Comparable Properties



3/312 Hampton St HAMPTON 3188 (REI)

Agent Comments

3 2 1

Price: \$1,485,000
Method: Private Sale
Date: 26/05/2023
Property Type: Townhouse (Single)



22a Fewster Rd HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,465,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)

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 9598 1111 | F: 03 9598 5598