

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

106/252 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$530,000 & \$545,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Sandringham

Period - From 15/09/2019 to 14/09/2020 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	108/3 Remington Dr HIGHETT 3190	\$590,000	22/07/2020
2	8/487 Highett Rd HIGHETT 3190	\$575,000	04/08/2020
3	109/6 Dart St HIGHETT 3190	\$550,000	18/04/2020

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: 15/09/2020 14:43



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$530,000 - \$545,000
Median Unit Price
15/09/2019 - 14/09/2020: \$810,000

Comparable Properties



108/3 Remington Dr HIGHETT 3190 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 22/07/2020
Property Type: Apartment



8/487 Highett Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 04/08/2020
Property Type: Apartment



109/6 Dart St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 18/04/2020
Property Type: Apartment