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

304/220 Bay Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$400,000		&		\$440,000				
Median sale p	rice								
Median price	\$868,000	Pro	operty Type	Unit			Suburb	Sandringham	
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	426/202 Bay Rd SANDRINGHAM 3191	\$420,000	10/01/2024
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:

22/02/2024 11:33



304/220 Bay Road, Sandringham Vic 3191

BARRYPLANT





Property Type: Flat/Unit/Apartment (Res) Agent Comments Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2023: \$868,000

Comparable Properties



426/202 Bay Rd SANDRINGHAM 3191 (REI) Agent Comments



Price: \$420,000 Method: Date: 10/01/2024 Property Type: Apartment

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 - Barry Plant | P: 03 9586 0500





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