

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

366/226 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$755,000

Property Type Unit

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	410/220 Bay Rd SANDRINGHAM 3191	\$670,000	10/03/2023
2	266/226 Bay Rd SANDRINGHAM 3191	\$650,000	02/12/2022
3	203/216 Bay Rd SANDRINGHAM 3191	\$630,000	23/03/2023

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:

31/05/2023 09:43

366/226 Bay Road, Sandringham Vic 3191



Joe Doyle

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2023: \$755,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



410/220 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 2

Price: \$670,000

Method: Private Sale

Date: 10/03/2023

Property Type: Apartment



266/226 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 2

Price: \$650,000

Method: Private Sale

Date: 02/12/2022

Property Type: Apartment



203/216 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 23/03/2023

Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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