

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

604/222 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Nov 2019

to

31 Oct 2020

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

316/220 Bay Road Sandringham VIC 3191	\$595,000	22-Oct-20
8/487 Highett Road Highett VIC 3190	\$575,000	04-Aug-20
109/6 Dart Street Highett VIC 3190	\$550,000	19-Apr-20

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: 16 November 2020

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ONE-ON-ONE APPOINTMENT POLICY

Thank you for your consideration with this policy. It is essential that we have an appointment to view properties to ensure the safety of our community.



PLEASE LOCK AND DON'T TOUCH



MAXIMUM TWO VIEWERS FROM EACH PARTY



PRACTICE SOCIAL DISTANCING AT ALL TIMES

If you have recently travelled overseas, are experiencing flu-like symptoms, or have been in a country you consider COVID-19 positive, please do not attend the appointment. Please contact your agent to discuss alternative arrangements.

Thank you for your understanding.



316/220 Bay Road Sandringham VIC 3191

2

2

1

Sold Price

RS

\$595,000

Sold Date

22-Oct-20

Distance

0.04km



8/487 Highett Road Highett VIC 3190

2

1

1

Sold Price

\$575,000

Sold Date

04-Aug-20

Distance

1.48km



109/6 Dart Street Highett VIC 3190

Sold Price

\$550,000

Sold Date

19-Apr-20

2

2

1

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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