

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

115/220 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Sep 2021

to

31 Aug 2022

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

216/216 BAY ROAD SANDRINGHAM VIC 3191	\$710,000	09-Jul-22
311/216 BAY ROAD SANDRINGHAM VIC 3191	\$760,000	13-Jul-22
301/220 BAY ROAD SANDRINGHAM VIC 3191	\$695,000	31-May-22

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: 05 September 2022

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216/216 BAY ROAD SANDRINGHAM VIC 3191 Sold Price ^{RS} **\$710,000** ^{UN} Sold Date **09-Jul-22**

 2  2  2

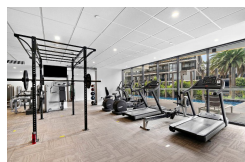
Distance **0.09km**



311/216 BAY ROAD SANDRINGHAM VIC 3191 Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **13-Jul-22**

 2  2  2

Distance **0.09km**



301/220 BAY ROAD SANDRINGHAM VIC 3191 Sold Price **\$695,000** Sold Date **31-May-22**

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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