

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

302/220 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Nov 2023

to

31 Oct 2024

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

307/220 BAY ROAD SANDRINGHAM VIC 3191	\$410,000	22-Jul-24
417/222 BAY ROAD SANDRINGHAM VIC 3191	\$430,000	11-Sep-24
307/220 BAY ROAD SANDRINGHAM VIC 3191	\$410,000	22-Jul-24

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: 24 November 2024



**307/220 BAY ROAD
SANDRINGHAM VIC 3191**

1 1 2

Sold Price **\$410,000** Sold Date **22-Jul-24**

Distance **0km**



**417/222 BAY ROAD
SANDRINGHAM VIC 3191**

1 1 1

Sold Price ^{RS} **\$430,000** Sold Date **11-Sep-24**

Distance **0.04km**



**307/220 BAY ROAD
SANDRINGHAM VIC 3191**

1 1 1

Sold Price **\$410,000** Sold Date **22-Jul-24**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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