

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

7/88 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Sandringham

Period - From 01/01/2022

to 31/12/2022

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	507/216 Bay Rd SANDRINGHAM 3191	\$1,299,000	16/09/2022
2	408/216 Bay Rd SANDRINGHAM 3191	\$1,259,000	16/09/2022
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:

16/03/2023 09:50



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties

507/216 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,299,000

Method: Sale

Date: 16/09/2022

Property Type: Subdivided Flat - Single OYO Flat

408/216 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,259,000

Method: Sale

Date: 16/09/2022

Property Type: Subdivided Flat - Single OYO Flat

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.