

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

609/222 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

\$540,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Sep 2020

to

31 Aug 2021

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

326/222 Bay Road Sandringham VIC 3191

\$530,000

15-May-21

526/222 Bay Road Sandringham VIC 3191

\$570,000

27-Jun-21

611/222 Bay Road Sandringham VIC 3191

\$535,000

16-Apr-21

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: 29 September 2021



326/222 Bay Road Sandringham VIC 3191

Sold Price **\$530,000** Sold Date **15-May-21**

 2  2  1

Distance -



526/222 Bay Road Sandringham VIC 3191

Sold Price **\$570,000** Sold Date **27-Jun-21**

 2  2  1

Distance -



611/222 Bay Road Sandringham VIC 3191

Sold Price **\$535,000** Sold Date **16-Apr-21**

 2  2  2

Distance -

RS = Recent sale UN = Undisclosed Sale

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