

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

505/222 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

\$479,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$614,000

\*House

\*Unit

X

Suburb

Sandringham

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 116/220 Bay Road Sandringham VIC 3191 | \$535,000 | 18-Dec-18 |
| 420/220 Bay Road Sandringham VIC 3191 | \$491,188 | 06-Sep-18 |
| 517/220 Bay Road Sandringham VIC 3191 | \$497,500 | 09-Oct-18 |

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.~~

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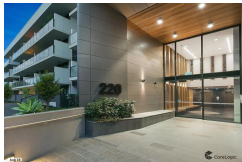
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**116/220 Bay Road Sandringham VIC 3191** Sold Price **\$535,000** Sold Date **18-Dec-18**

 2  1  1

Distance **0.04km**



**420/220 Bay Road Sandringham VIC 3191** Sold Price **\$491,188** Sold Date **06-Sep-18**

 2  1  1

Distance **0.04km**



**517/220 Bay Road Sandringham VIC 3191** Sold Price **\$497,500** Sold Date **09-Oct-18**

 2  1  2

Distance **0.04km**

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

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