

## 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

202/222 BAY ROAD SANDRINGHAM VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Apr 2023

to

31 Mar 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

619/222 BAY ROAD SANDRINGHAM VIC 3191	\$530,000	17-Mar-24
7/2 THISTLE GROVE HIGHETT VIC 3190	\$549,000	26-Mar-24
112/222 BAY ROAD SANDRINGHAM VIC 3191	\$560,000	29-Sep-23

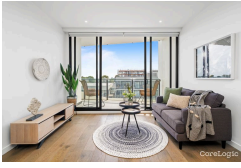
OR

**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: 19 April 2024



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**619/222 BAY ROAD SANDRINGHAM VIC 3191**

2 1 1

Sold Price **\$530,000** Sold Date **17-Mar-24**

Distance **0.04km**



**7/2 THISTLE GROVE HIGHETT VIC 3190**

2 1 1

Sold Price <sup>RS</sup> **\$549,000** Sold Date **26-Mar-24**

Distance **1.53km**

**PRIOR TO APPOINTMENT**

When registering for an appointment, we strictly ask you for the following to protect the health and safety of our staff and our community.

Thank you for your understanding.



**1. RESEARCH THE PROPERTY**  
 Thoroughly research the property and the surrounding area before visiting.

**2. CONSIDER MASK WEARING**  
 As part of the appointment, we request you wear a mask and maintain a safe distance from others.

**3. DON'T VISIT THE PROPERTY**  
 If you are unable to attend, please provide a 24-hour notice.

**4. CALL US**  
 Please contact us if you have any questions or concerns, and we'll be happy to help you.

**112/222 BAY ROAD SANDRINGHAM VIC 3191**

2 1 -

Sold Price **\$560,000** Sold Date **29-Sep-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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