

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

231/222 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jan 2019

to

31 Dec 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 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

228/222 Bay Road Sandringham VIC 3191	\$472,500	18-Jul-19
230/222 Bay Road Sandringham VIC 3191	\$550,000	08-Oct-19
218/220 Bay Road Sandringham VIC 3191	\$565,100	20-Sep-19

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: 07 January 2020

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**228/222 Bay Road Sandringham
VIC 3191**

Sold Price

\$472,500

Sold Date

18-Jul-19

 2  1  1

Distance

-



**230/222 Bay Road Sandringham
VIC 3191**

Sold Price

\$550,000

Sold Date

08-Oct-19

 2  2  1

Distance

-



**218/220 Bay Road Sandringham
VIC 3191**

Sold Price

\$565,100

Sold Date

20-Sep-19

 2  1  1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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