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

5/200 Bay Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$980,000		&		\$1,030,0	00			
Median sale p	rice								
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Sandringham	
Period - From	01/04/2020	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Duncan St SANDRINGHAM 3191	\$1,020,000	05/02/2021
2			
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:

28/06/2021 11:14



5/200 Bay Road, Sandringham Vic 3191







Property Type: Townhouse (Single) Agent Comments Rebecca Beacall 9194 1200 0421 664 027 rebeccabeacall@jelliscraig.com.au

Indicative Selling Price \$980,000 - \$1,030,000 Median Unit Price Year ending March 2021: \$850,000

Comparable Properties



2 Duncan St SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$1,020,000 Method: Private Sale Date: 05/02/2021 Property Type: Townhouse (Res) Land Size: 279 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.