

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 between \$980,000

&

\$1,030,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2020

to 31/03/2021

Source 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 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
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

**Jellis
Craig**

Rebecca Beacall

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Indicative Selling Price

\$980,000 - \$1,030,000

Median Unit Price

Year ending March 2021: \$850,000

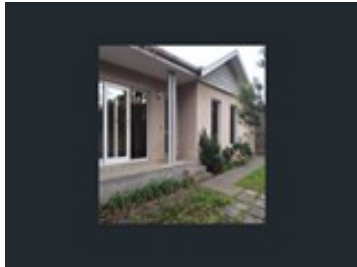


 3  2  3

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2 Duncan St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 3  2  1

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