

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

808/222 Bay Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Sandringham

Period - From 15/12/2020

to 14/12/2021

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	9/216 Bay Rd SANDRINGHAM 3191	\$1,350,000	13/08/2021
2	1/33 Melrose St SANDRINGHAM 3191	\$1,300,000	24/07/2021
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:

15/12/2021 15:14

Ryan Castles
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Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Townhouse Price
15/12/2020 - 14/12/2021: \$1,350,000



3 2 3

Property Type: Apartment
Land Size: 172 sqm approx
Agent Comments

Comparable Properties

9/216 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,350,000
Method: Sale
Date: 13/08/2021
Property Type: Flat/Unit/Apartment (Res)



1/33 Melrose St SANDRINGHAM 3191 (VG)

Agent Comments

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Price: \$1,300,000
Method: Sale
Date: 24/07/2021
Property Type: Flat/Unit/Apartment (Res)

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840