

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

210/222 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

\$700,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Apr 2020

to

31 Mar 2021

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

231/222 Bay Road Sandringham VIC 3191	\$556,000	05-Dec-20
409/220 Bay Road Sandringham VIC 3191	\$655,000	27-Feb-21
604/222 Bay Road Sandringham VIC 3191	\$590,000	28-Nov-20

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 2021



COVID-19 INFORMATION

CONDITIONS OF ENTRY

The health and safety of our visitors and staff is our number one priority.

Before entering the open for inspection or potential purchase, please ensure you are wearing a mask and social distancing.

Please contact us for more information.


231/222 Bay Road Sandringham VIC 3191

Sold Price

\$556,000 Sold Date **05-Dec-20**


2



2



1

Distance

-


409/220 Bay Road Sandringham VIC 3191

Sold Price

\$655,000 Sold Date **27-Feb-21**


2



2



1

Distance

-


604/222 Bay Road Sandringham VIC 3191

Sold Price

\$590,000 Sold Date **28-Nov-20**


2



2



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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