

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

218/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$732,500 Property Type Unit Suburb Sandringham

Period - From 01/01/2024 to 31/03/2024 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	400/222 Bay Rd SANDRINGHAM 3191	\$410,000	12/03/2024
2	304/220 Bay Rd SANDRINGHAM 3191	\$420,000	14/03/2024
3	516/220 Bay Rd SANDRINGHAM 3191	\$410,000	15/02/2024

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
March quarter 2024: \$732,500

Comparable Properties

400/222 Bay Rd SANDRINGHAM 3191 (REI) Agent Comments



Price: \$410,000
Method:
Date: 12/03/2024
Property Type: House



304/220 Bay Rd SANDRINGHAM 3191 (REI) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 14/03/2024
Property Type: Apartment



516/220 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$410,000
Method: Private Sale
Date: 15/02/2024
Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500