

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

420/220 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

\$488,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Aug 2020

to

31 Jul 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

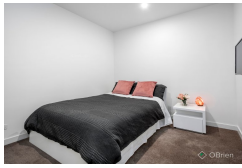
Date of sale

326/220 Bay Road Sandringham VIC 3191	\$492,000	22-Mar-21
425/222 Bay Road Sandringham VIC 3191	\$495,000	27-Mar-21
603/222 Bay Road Sandringham VIC 3191	\$511,000	02-Jul-21

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: 11 August 2021



**326/220 Bay Road Sandringham
VIC 3191**

 2  1  1

Sold Price **\$492,000** Sold Date **22-Mar-21**

Distance -



**425/222 Bay Road Sandringham
VIC 3191**

 2  1  1

Sold Price **\$495,000** Sold Date **27-Mar-21**

Distance -



**603/222 Bay Road Sandringham
VIC 3191**

 2  1  1

Sold Price ^{RS} **\$511,000** Sold Date **02-Jul-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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