

# 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

402/226 Bay Road, Sandringham Vic 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,090,000

### Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/04/2023

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	518/220 Bay Rd SANDRINGHAM 3191	\$1,040,000	11/04/2024
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:

22/04/2024 14:21

Jake Mabey  
(03) 9586 0500  
0416 147 767  
jmabey@barryplant.com.au

**Indicative Selling Price**  
\$1,090,000

**Median Unit Price**  
Year ending March 2024: \$870,000



 3    2    2

**Property Type:** Apartment  
**Land Size:** 98 sqm approx  
**Agent Comments**

## Comparable Properties



518/220 Bay Rd SANDRINGHAM 3191 (REI)   **Agent Comments**

 3    2    2

**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 11/04/2024  
**Property Type:** Apartment

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.