

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

406/220 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Sandringham

Period-from

01 Dec 2023

to

30 Nov 2024

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

502/220 BAY ROAD SANDRINGHAM VIC 3191	\$660,000	02-Dec-24
132/75 GRAHAM ROAD HIGHETT VIC 3190	\$605,000	26-Nov-24
102/1056 NEPEAN HIGHWAY HIGHETT VIC 3190	\$609,000	15-Jun-24

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 December 2024



**502/220 BAY ROAD
SANDRINGHAM VIC 3191**

 2  2  2

Sold Price ^{RS} **\$660,000** Sold Date **02-Dec-24**

Distance **0km**



**132/75 GRAHAM ROAD HIGHETT
VIC 3190**

 2  2  1

Sold Price ^{RS} **\$605,000** Sold Date **26-Nov-24**

Distance **1.58km**



**102/1056 NEPEAN HIGHWAY
HIGHETT VIC 3190**

 2  2  1

Sold Price **\$609,000** Sold Date **15-Jun-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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