

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

705/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$615,000 & \$635,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Sandringham

Period - From 16/09/2023 to 15/09/2024 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	615/222 Bay Rd SANDRINGHAM 3191	\$675,000	26/06/2024
2	420/222 Bay Rd SANDRINGHAM 3191	\$523,000	21/07/2024
3	202/222 Bay Rd SANDRINGHAM 3191	\$510,000	05/07/2024

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:

16/09/2024 15:20

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 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$615,000 - \$635,000
Median Unit Price
16/09/2023 - 15/09/2024: \$685,000

Comparable Properties

615/222 Bay Rd SANDRINGHAM 3191 (REI) **Agent Comments**

 2  2  1

Price: \$675,000

Method:

Date: 26/06/2024

Property Type: Apartment



420/222 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

 2  1  1

Price: \$523,000

Method: Private Sale

Date: 21/07/2024

Property Type: Apartment



202/222 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 05/07/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500