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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$615,000		&		\$635,000			
Median sale pr	rice							
Median price	\$685,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	16/09/2023	to	15/09/2024		So	urce	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.

Ad	dress 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



705/222 Bay Road, Sandringham Vic 3191

BARRYPLANT





Property Type: Apartment Agent Comments

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

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)



Price: \$675,000 Method: Date: 26/06/2024 Property Type: Apartment



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

Agent Comments



Price: \$523,000 Method: Private Sale Date: 21/07/2024 Property Type: Apartment



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



Price: \$510,000 Method: Private Sale Date: 05/07/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500



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