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	417/220 Bay Road, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000 & \$430,000	Range between	\$420,000	&	\$430,000
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Median sale price

Median price	\$894,000	Pro	pperty Type Uni	it		Suburb	Sandringham
Period - From	01/04/2024	to	30/06/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	307/220 Bay Rd SANDRINGHAM 3191	\$410,000	21/07/2024
2	232/222 Bay Rd SANDRINGHAM 3191	\$404,000	08/07/2024
3	218/222 Bay Rd SANDRINGHAM 3191	\$412,500	24/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/08/2024 10:22



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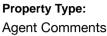
Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

Indicative Selling Price \$420,000 - \$430,000 **Median Unit Price** June quarter 2024: \$894,000









Comparable Properties



307/220 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments





Price: \$410,000 Method: Private Sale Date: 21/07/2024 Property Type: Unit



232/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments





Price: \$404,000 Method: Private Sale Date: 08/07/2024

Property Type: Apartment



218/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments





Price: \$412,500 Method: Private Sale Date: 24/05/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500



