

# 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

417/220 Bay Road, Sandringham Vic 3191

### Indicative selling price

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

Range between \$420,000 & \$430,000

### Median sale price

Median price \$894,000 Property Type Unit Suburb Sandringham

Period - From 01/04/2024 to 30/06/2024 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	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 comparable properties 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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**Property Type:**  
**Agent Comments**

**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**