

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 239/226 Bay Road, Sandringham

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 \$490,000 & \$535,000

Median sale price

Median price \$735,000 Property type Apartment Suburb Sandringham

Period - From 3/12/2019 to 2/12/2020 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
408/220 Bay Road, Sandringham	\$575,000	20/11/2020
106/252 Bay Road, Sandringham	\$530,000	15/12/2020
413/220 Bay Road, Sandringham	\$639,000	23/11/2020

This Statement of Information was prepared on: 19/1/2021