

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 118/220 Bay Road, Sandringham VIC 3191

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$845,000 Property type Apartment Suburb Sandringham

Period - From 01/07/2019 to 31/12/2019 Source Pricefinder

Comparable property sales

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
110/220 Bay Road, Sandringham VIC 3191	\$638,000	25/11/2019
108/222 Bay Road, Sandringham VIC 3191	\$610,001	11/12/2019
464/226 Bay Road, Sandringham VIC 3191	\$625,000	25/01/2020

This Statement of Information was prepared on: 15/02/2020