

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 consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Sandringham

Period - From

01/04/2022

to

31/03/2023

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	2/216 Bay Rd SANDRINGHAM 3191	\$635,000	30/01/2023
2	203/216 Bay Rd SANDRINGHAM 3191	\$630,000	23/03/2023
3	502/220 Bay Rd SANDRINGHAM 3191	\$615,000	17/01/2023

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:

29/06/2023 10:43



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

2/216 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$635,000

Method: Sale

Date: 30/01/2023

Property Type: Subdivided Flat - Single OYO Flat



203/216 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 23/03/2023

Property Type: Apartment



502/220 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 2

Price: \$615,000

Method: Private Sale

Date: 17/01/2023

Property Type: Apartment