

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 806/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$857,500 Property Type Unit Suburb Sandringham

Period - From 01/10/2023 to 30/09/2024 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	428/220 Bay Rd SANDRINGHAM 3191	\$830,000	12/12/2024
2	705/222 Bay Rd SANDRINGHAM 3191	\$630,000	22/10/2024
3	333/226 Bay Rd SANDRINGHAM 3191	\$900,000	06/08/2024

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.~~

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$840,000 - \$880,000
Median Unit Price
 Year ending September 2024: \$857,500

Comparable Properties



428/220 Bay Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

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Price: \$830,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment
Land Size: 160 sqm approx



705/222 Bay Rd SANDRINGHAM 3191 (REI)

[Agent Comments](#)

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Price: \$630,000
Method: Private Sale
Date: 22/10/2024
Property Type: Unit

333/226 Bay Rd SANDRINGHAM 3191 (VG)

[Agent Comments](#)

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Price: \$900,000
Method: Sale
Date: 06/08/2024
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9586 0500