

## 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

122/226 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

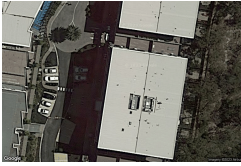
Date of sale

260/226 BAY ROAD SANDRINGHAM VIC 3191	\$451,000	15-Dec-22
238/226 BAY ROAD SANDRINGHAM VIC 3191	\$420,000	22-Mar-23
524/222 BAY ROAD SANDRINGHAM VIC 3191	\$430,000	23-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 12 December 2023

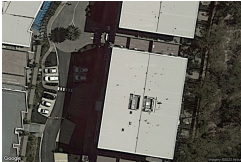


**260/226 BAY ROAD  
SANDRINGHAM VIC 3191**

 1  1  1

Sold Price **\$451,000** Sold Date **15-Dec-22**

Distance **0.07km**



**238/226 BAY ROAD  
SANDRINGHAM VIC 3191**

 1  -  -

Sold Price **\$420,000** Sold Date **22-Mar-23**

Distance **0.07km**



**524/222 BAY ROAD  
SANDRINGHAM VIC 3191**

 1  1  1

Sold Price **\$430,000** Sold Date **23-Mar-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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