

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

225/222 Bay Road Sandringham VIC 3191

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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jul 2019

to

30 Jun 2020

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

323/222 Bay Road Sandringham VIC 3191	\$485,000	23-Mar-20
619/222 Bay Road Sandringham VIC 3191	\$510,000	10-Mar-20
231/222 Bay Road Sandringham VIC 3191	\$515,000	02-Mar-20

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: 13 July 2020

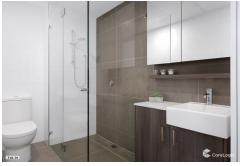


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**223/222 Bay Road Sandringham
VIC 3191**

2 1 1

Sold Price

\$485,000

Sold Date **23-Mar-20**

Distance **0.01km**



**619/222 Bay Road Sandringham
VIC 3191**

2 1 1

Sold Price

\$510,000

Sold Date **10-Mar-20**

Distance **0.01km**



231/222 Bay Road Sandringham VIC 3191

2 2 1

Sold Price

\$515,000

Sold Date **02-Mar-20**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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