

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

326/220 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Sandringham

Period-from

01 Jan 2020

to

31 Dec 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
225/222 Bay Road Sandringham VIC 3191	\$495,500	29-Sep-20
619/222 Bay Road Sandringham VIC 3191	\$510,000	10-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: 11 January 2021



**323/222 Bay Road Sandringham
VIC 3191**

Sold Price

\$485,000

Sold Date **23-Mar-20**

 2  1  1

Distance

-

Notes from your agent

2 bed, 1 bath apartment.



**225/222 Bay Road Sandringham
VIC 3191**

Sold Price

\$495,500

Sold Date **29-Sep-20**

 2  1  1

Distance

-



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

Sold Price

\$510,000

Sold Date **10-Mar-20**

 2  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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