

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

109/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$787,500 Property Type Unit Suburb Sandringham

Period - From 01/07/2020 to 30/09/2020 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	506/5b Remington Dr HIGHETT 3190	\$425,000	03/08/2020
2			
3			

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: 19/11/2020 12:25



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

RESORT STYLE LIVING IN A LUXURY BAYSIDE APARTMENT Features Include: • Open plan kitchen and meals area • Stainless steel appliances including dishwasher and Integrated fridge • Stone benchtops and glass splashback. • Large sliding door leading out to the impressive courtyard. • Good sized bedroom

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

September quarter 2020: \$787,500

Comparable Properties



506/5b Remington Dr HIGHETT 3190 (REI/VG) **Agent Comments**

1 1 1

Price: \$425,000

Method: Private Sale

Date: 03/08/2020

Property Type: Apartment

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.