

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 326/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Sandringham

Period - From 01/10/2020 to 31/12/2020 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	231/220-222 Bay Rd SANDRINGHAM 3191	\$556,000	18/12/2020
2	604/222 Bay Rd SANDRINGHAM 3191	\$590,000	28/11/2020
3	316/220 Bay Rd SANDRINGHAM 3191	\$595,000	03/10/2020

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: 11/02/2021 15:49

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Indicative Selling Price

\$550,000 - \$575,000

Median Unit Price

December quarter 2020: \$850,000



2 2 1

Rooms: 3

Property Type: Apartment

Land Size: 75 appx and sqm
approx

Agent Comments

Beautifully presented and spacious 2 bedroom, 2 bathroom apartment with one car space within the Poolside building and facing west. Presents as new and leased at \$495pw until June 2021.

Comparable Properties

231/220-222 Bay Rd SANDRINGHAM 3191
(REI/VG)

Agent Comments

2 2 1

Price: \$556,000

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment

604/222 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$590,000

Method: Sale

Date: 28/11/2020

Property Type: Flat/Unit/Apartment (Res)

316/220 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$595,000

Method: Sale

Date: 03/10/2020

Property Type: Flat/Unit/Apartment (Res)