

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

206/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$709,000

House

Unit

X

Suburb

Sandringham

Period - From 01/07/2017

to 30/06/2018

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	406/222 Bay Rd SANDRINGHAM 3191	\$640,000	27/03/2018
2	106/222 Bay Rd SANDRINGHAM 3191	\$615,500	09/05/2018
3	611/222 Bay Rd SANDRINGHAM 3191	\$600,000	27/07/2018

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$610,000
Median Unit Price
Year ending June 2018: \$709,000

Comparable Properties

406/222 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 1

Price: \$640,000
Method: Private Sale
Date: 27/03/2018
Rooms: -
Property Type: Apartment



106/222 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 2

Price: \$615,500
Method: Private Sale
Date: 09/05/2018
Rooms: -
Property Type: Apartment



611/222 Bay Rd SANDRINGHAM 3191 (REI) **Agent Comments**

2 2 2

Price: \$600,000
Method: Private Sale
Date: 27/07/2018
Rooms: 4
Property Type: Apartment