

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

402/220 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$779,000

&

\$856,900

Median sale price

Median price

\$793,000

House

Unit

X

Suburb

Sandringham

Period - From

01/01/2018

to

31/12/2018

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	107/88 Bay Rd SANDRINGHAM 3191	\$850,000	09/10/2018
2	1/11 Waltham St SANDRINGHAM 3191	\$850,000	17/09/2018
3	104/88 Bay Rd SANDRINGHAM 3191	\$825,000	04/12/2018

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



107/88 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 1

Price: \$850,000

Method: Private Sale

Date: 09/10/2018

Rooms: -

Property Type: Apartment



1/11 Waltham St SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 1

Price: \$850,000

Method: Private Sale

Date: 17/09/2018

Rooms: -

Property Type: Apartment



104/88 Bay Rd SANDRINGHAM 3191 (REI) **Agent Comments**

2 2 1

Price: \$825,000

Method: Private Sale

Date: 04/12/2018

Rooms: -

Property Type: Apartment