

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

428/220 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$830,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Sandringham

Period - From 01/10/2019

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		
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:

21/10/2020 10:07

Amanda Thomson

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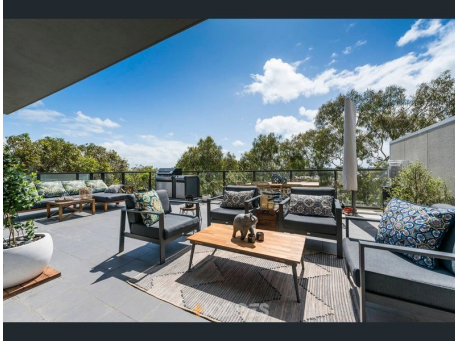
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Indicative Selling Price

\$830,000

Median Unit Price

Year ending September 2020: \$860,000



2 2 1

Rooms: 4

Property Type: Strata Unit/Flat

Land Size: 160sqmt (90 inside and 70 outside) sqm approx

Agent Comments

North-facing and elevated amongst the tree-tops on the 4th floor and boasting a tremendous 160sqm of indoor/outdoor living, this breathtaking 2 bed, 2 bath apartment boasts a tremendous north-facing entertaining terrace with exceptional indoor/outdoor alfresco living. Stunning & spacious.

Comparable Properties

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