

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 431/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$1,095,000

Median sale price

Median price \$1,100,000

Property Type Unit

Suburb Sandringham

Period - From 01/04/2020

to 30/06/2020

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	4/4 Fernhill Rd SANDRINGHAM 3191	\$1,160,000	27/02/2020
2	103/6 Fernhill Rd SANDRINGHAM 3191	\$1,118,000	05/03/2020
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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:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,095,000
Median Unit Price
June quarter 2020: \$1,100,000

Comparable Properties



4/4 Fernhill Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**



Price: \$1,160,000
Method: Private Sale
Date: 27/02/2020
Property Type: Apartment



103/6 Fernhill Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**



Price: \$1,118,000
Method: Private Sale
Date: 05/03/2020
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.