

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 316/220 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$810,000

Property Type Unit

Suburb Sandringham

Period - From 24/07/2019

to 23/07/2020

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	369/226 Bay Rd SANDRINGHAM 3191	\$660,000	25/02/2020
2	464/226 Bay Rd SANDRINGHAM 3191	\$630,000	07/02/2020
3	109/6 Dart St HIGHETT 3190	\$550,000	18/04/2020

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:

24/07/2020 15:00

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Indicative Selling Price

\$585,000

Median Unit Price

24/07/2019 - 23/07/2020: \$810,000



2 2 1

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 74.3 sqmt + 18.3 sqmt
= 92.6 appx sqm approx

Agent Comments

•2 Bedrooms, 2 bathrooms, 1 carspace •Storage cage •Quietly located at the rear with a leafy outlook •Pool, spa, gym & onsite café, IGA supermarket

Comparable Properties

369/226 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

2 - -

Price: \$660,000

Method: Sale

Date: 25/02/2020

Property Type: Strata Unit/Flat

464/226 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 07/02/2020

Property Type: Apartment

109/6 Dart St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 18/04/2020

Property Type: Apartment