

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

111/226 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,012,500 Property Type Unit Suburb Sandringham

Period - From 01/10/2023 to 31/12/2023 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	708/222 Bay Rd SANDRINGHAM 3191	\$1,100,000	19/07/2023
2	234/226-228 Bay Rd SANDRINGHAM 3191	\$885,000	25/01/2024
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:

14/02/2024 13:09

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2023: \$1,012,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

708/222 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 19/07/2023

Property Type: Subdivided Flat - Single OYO Flat



234/226-228 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 25/01/2024

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.