

## 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

112/222 BAY ROAD SANDRINGHAM VIC 3191

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,101,000

Property type

House

Suburb

Sandringham

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

366/226 BAY ROAD SANDRINGHAM VIC 3191	\$550,000	24-Jun-23
126/220 BAY ROAD SANDRINGHAM VIC 3191	\$560,000	20-Apr-23
331/222 BAY ROAD SANDRINGHAM VIC 3191	\$587,000	12-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 20 September 2023



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**366/226 BAY ROAD  
SANDRINGHAM VIC 3191**

2 2 1

Sold Price **\$550,000** Sold Date **24-Jun-23**

Distance **0.07km**



**126/220 BAY ROAD  
SANDRINGHAM VIC 3191**

2 1 1

Sold Price **\$560,000** Sold Date **20-Apr-23**

Distance **0.04km**



**331/222 BAY ROAD  
SANDRINGHAM VIC 3191**

2 2 1

Sold Price <sup>RS</sup> **\$587,000** Sold Date **12-Sep-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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