Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	206/252 Bay Road, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000	&	\$520,000
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Median sale price

Median price	\$660,000	Pro	perty Type Un	it		Suburb	Sandringham
Period - From	18/01/2023	to	17/01/2024	So	urce	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

	areas or comparable property	1 1100	Date of Sale
1	112/222 Bay Rd SANDRINGHAM 3191	\$560,000	29/09/2023
2	322/220 Bay Rd SANDRINGHAM 3191	\$526,000	17/10/2023
3	403/222 Bay Rd SANDRINGHAM 3191	\$500,000	02/10/2023

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.

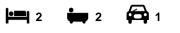
This Statement of Information was prepared on:	18/01/2024 15:02



Date of sale







Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price 18/01/2023 - 17/01/2024: \$660,000

Invest in city-view style or live a doubly-suite lifestyle in this big boutique opportunity. Positioned for afternoon sun in a brilliant boutique group, this two bedroom, two bathroom apartment holds appeal for investors and owner-occupiers alike with a clever virtual double-suite design ... and a sunny city view! Offering the ideal plan for easy living with a private ensuite for the main bedroom and the large main bathroom alongside the second bedroom, this sizeable apartment shines with living extending from a sleek Smeg appliance kitchen to a city-view balcony.

Comparable Properties



112/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

2 2 1 6

Price: \$560,000 Method: Private Sale Date: 29/09/2023 Property Type: Unit



322/220 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

= 2 **=** 1 **=** 3

Price: \$526,000 **Method:** Private Sale **Date:** 17/10/2023

Property Type: Apartment



403/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

4 2 **4** 1 **4**

Price: \$500,000 Method: Private Sale Date: 02/10/2023

Property Type: Apartment

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



