

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

206/252 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Sandringham

Period - From 18/01/2023 to 17/01/2024 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	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



 2
  2
  1

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
  1
  1

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
  1

Price: \$526,000

Method: Private Sale

Date: 17/10/2023

Property Type: Apartment



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

 2
  1
  1

Price: \$500,000

Method: Private Sale

Date: 02/10/2023

Property Type: Apartment

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