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

402/226 Bay Road, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,090,000		&		\$1,190,000			
Median sale price								
Median price	\$875,000	Pro	operty Type	Unit			Suburb	Sandringham
Period - From	01/07/2023	to	30/09/2023	5	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	407/226 Bay Rd SANDRINGHAM 3191	\$1,200,000	14/07/2023
2	532/226 Bay Rd SANDRINGHAM 3191	\$1,190,000	11/06/2023
3			

OR

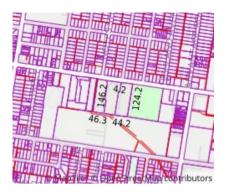
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/11/2023 12:20









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,090,000 - \$1,190,000 Median Unit Price September quarter 2023: \$875,000

Comparable Properties

407/226 Bay Rd SANDRINGHAM 3191 (VG) □ 3 □ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments	
532/226 Bay Rd SANDRINGHAM 3191 (VG) 3 →	Agent Comments	

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.

Account - Barry Plant | P: 03 9586 0500



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