

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 between \$1,090,000 & \$1,190,000

Median sale price

Median price \$875,000 Property Type Unit Suburb Sandringham

Period - From 01/07/2023 to 30/09/2023 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	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
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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) Agent Comments



Price: \$1,200,000
Method: Sale
Date: 14/07/2023
Property Type: Subdivided Flat - Single OYO Flat

532/226 Bay Rd SANDRINGHAM 3191 (VG) Agent Comments



Price: \$1,190,000
Method: Sale
Date: 11/06/2023
Property Type: Strata Unit/Flat

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.

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