

# 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 511/222 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)

Single price \$530,000

### Median sale price

Median price \$868,000

Property Type Unit

Suburb Sandringham

Period - From 01/01/2023

to 31/12/2023

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	322/220 Bay Rd SANDRINGHAM 3191	\$526,000	17/10/2023
2			
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:

13/03/2024 10:45

Fran Harkin  
03 9521 9800  
0414 957 840

fran.harkin@belleproperty.com

**Indicative Selling Price**

\$530,000

**Median Unit Price**

Year ending December 2023: \$868,000



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**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

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 - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840