

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 807/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$937,500 Property Type Unit Suburb Sandringham

Period - From 01/04/2023 to 30/06/2023 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	405/216 Bay Rd SANDRINGHAM 3191	\$1,360,000	17/05/2023
2	407/226 Bay Rd SANDRINGHAM 3191	\$1,200,000	14/07/2023
3	708/222 Bay Rd SANDRINGHAM 3191	\$1,100,000	19/07/2023

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.~~

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Joe Doyle

03 9553 8300

0435 937 864

joe@nickjohnstone.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2023: \$937,500



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



405/216 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

3 2 3

Price: \$1,360,000

Method: Private Sale

Date: 17/05/2023

Property Type: Apartment

407/226 Bay Rd SANDRINGHAM 3191 (VG) Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 14/07/2023

Property Type: Subdivided Flat - Single OYO Flat

708/222 Bay Rd SANDRINGHAM 3191 (VG) Agent Comments

3 - -

Price: \$1,100,000

Method: Sale

Date: 19/07/2023

Property Type: Subdivided Flat - Single OYO Flat

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400