

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	701/222 Bay Road, Sandringham Vic 3191
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Indicative selling price

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

Range between	\$670,000	&	\$730,000
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Median sale price

Median price	\$848,500	House		Unit	X	Suburb	Sandringham
Period - From	01/04/2018	to	31/03/2019	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		
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.

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Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

Year ending March 2019: \$848,500



Rooms:

Property Type: Apartment

Land Size: 103 sqm approx

Agent Comments

+ Storage Cage

Comparable Properties



264/226-228 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 27/02/2019

Rooms: 4

Property Type: Apartment



114/220 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$632,000

Method: Private Sale

Date: 18/02/2019

Rooms: -

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.