# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode

234/226 Bay Road, Sandringham, VIC 3191

#### Indicative selling price

Single Price or Range between

\$770,000 - \$820,000

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

### Median sale price

Median Price	Property Type	Suburb
\$572,550	Unit	SANDRINGHAM
Period From 08/04/2019	Period To 08/10/2019	Source Core Logic
06/04/2019	06/10/2019	Core Logic

#### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

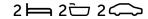


## 128/226 BAY ROAD SANDRINGHAM

**Price** \$839,000

**Date of Sale** 17/08/2019

Land 0 sqm



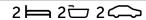


### 520/220 BAY ROAD SANDRINGHAM

**Price** \$785,000

Date of Sale 02/08/2019

Land 0 sqm



2 in 2 in 2 co



# 303/2A MAJOR STREET HIGHETT

**Price** \$850,000

Date of Sale 06/07/2019

Land 0 sqm