

# 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](http://consumer.vic.gov.au/underquoting)

### Median sale price

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

### 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

	<b>128/226 BAY ROAD SANDRINGHAM</b>  Price \$839,000 Date of Sale 17/08/2019 Land 0 sqm	2  2  2 
	<b>520/220 BAY ROAD SANDRINGHAM</b>  Price \$785,000 Date of Sale 02/08/2019 Land 0 sqm	2  2  2 
	<b>303/2A MAJOR STREET HIGHETT</b>  Price \$850,000 Date of Sale 06/07/2019 Land 0 sqm	2  2  2 