

# 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 514/222 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)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$665,500 Property type Apartment Suburb Sandringham

Period - From 01/07/2019 to 30/09/2019 Source Pricefinder

### Comparable property sales

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
701/222 Bay Road, Sandringham VIC 3191	\$680,000	20/08/2019
520/220 Bay Road, Sandringham VIC 3191	\$785,000	02/08/2019
128/226 Bay Road, Sandringham VIC 3194	\$839,000	17/08/2019

This Statement of Information was prepared on: 13/11/2019