

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 533/226 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$1,090,000 & \$1,140,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Sandringham

Period - From 01/01/2021 to 31/03/2021 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	105/216 Bay Rd SANDRINGHAM 3191	\$1,110,000	15/12/2020
2	406/216 Bay Rd SANDRINGHAM 3181	\$1,100,000	24/12/2020
3	2/33 Bayview Cr BLACK ROCK 3193	\$1,050,000	15/03/2021

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.~~

This Statement of Information was prepared on: 26/04/2021 11:56



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,090,000 - \$1,140,000
Median Unit Price
March quarter 2021: \$745,000

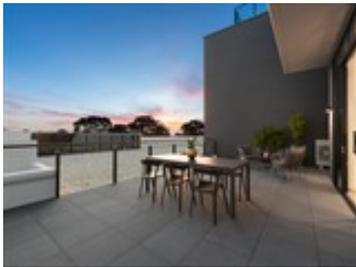
Comparable Properties

105/216 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,110,000
Method: Sale
Date: 15/12/2020
Property Type: Strata Unit/Flat



406/216 Bay Rd SANDRINGHAM 3181 (VG)

Agent Comments

2 - -

Price: \$1,100,000
Method: Sale
Date: 24/12/2020
Property Type: Strata Unit/Flat



2/33 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$1,050,000
Method: Private Sale
Date: 15/03/2021
Property Type: Unit