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	603/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between $500,000 & $525,000

Median sale price

Median price $830,000 Property Type Unit Suburb Sandringham

Period - From 23/01/2023 to 22/01/2024 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	322/220 Bay Rd SANDRINGHAM 3191	$526,000	17/10/2023
2	612/222 Bay Rd SANDRINGHAM 3191	$510,000	29/07/2023
3	403/222 Bay Rd SANDRINGHAM 3191	$500,000	02/10/2023

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: 23/01/2024 10:53

603/222 Bay Road, Sandringham Vic 3191

KAY & BURTON



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $525,000
Median Unit Price
23/01/2023 - 22/01/2024: $830,000

Comparable Properties



322/220 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 1 1

Agent Comments

Price: $526,000
Method: Private Sale
Date: 17/10/2023
Property Type: Apartment



612/222 Bay Rd SANDRINGHAM 3191 (VG)

1 - -

Agent Comments

Price: $510,000
Method: Sale
Date: 29/07/2023
Property Type: Subdivided Flat - Single OYO Flat



403/222 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 1 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 02/10/2023
Property Type: Apartment

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566

REIV THE DIFFERENCE | propertydata.com.au

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