# 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<br>Including suburb and postcode | 618/222 Bay Road, Sandringham VIC 3191 |

## Indicative selling price

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

Single price $659,000

## Median sale price

Median price $795,000 Property Type Unit Suburb Sandringham

Period - From 22/10/2024 to 21/04/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 604/222 Bay Road Sandringham VIC 3191 | $660,000 | 31/01/2025 |
| 405/9B Remington Drive Highett VIC 3190 | $660,000 | 24/02/2025 |
| | | |

This Statement of Information was prepared on: 22/04/2025