## 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			330/220 Bay Road, Sandringham, VIC, 3191						
e sel	ling p	rice							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)									
Range between		\$*370,000		&	\$407,000				
Median sale price									
Median price		)0		Property ty	pe <i>Apartme</i>	Apartment		Sandringham	
Period - From 22/1/20		24 to 21		21/1/2025	Source	realestate.com.au			
Comparable property sales (*Delete A or B below as applicable)									
<b>B*</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: 23/6/2025					
	e sel aning tween from [	Address ag suburb and postcode  re selling properation and postcode  re selling prope	Address ag suburb and postcode 330/22 re selling price aning of this price see tween \$*370,000 rom 22/1/2024 able property sale are estate agent or age	Address ag suburb and postcode 330/220 Bay Research postcode aning of this price see consum tween \$*370,000  Sale price \$725,000  From 22/1/2024 to 22  Sable property sales (*December estate agent or agent's reprince and postcode)	Address as suburb and postcode 330/220 Bay Road, Sandring suburb and postcode e selling price aning of this price see consumer.vic.gov.au tween \$*370,000 &  Sale price frice \$725,000 Property ty 21/1/2025  The able property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative refere sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative referee sold within two kilometres of the property sales (*Delete A or I are estate agent or agent's representative referee agent or agent's r	Address g suburb and postcode  as selling price aning of this price see consumer.vic.gov.au/underquoting tween \$*370,000	Address and suburb and postcode  as selling price  aning of this price see consumer.vic.gov.au/underquoting (*Delete sint tween \$*370,000	Address and suburb and postcode 330/220 Bay Road, Sandringham, VIC, 3191  e selling price aning of this price see consumer.vic.gov.au/underquoting (*Delete single price tween \$*370,000 & \$407,000  sale price \$725,000 Property type Apartment Suburb from 22/1/2024 to 21/1/2025 Source realestate.com.au  able property sales (*Delete A or B below as applicable)  the estate agent or agent's representative reasonably believes that fewer than are sold within two kilometres of the property for sale in the last six months.	

