

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 4/91 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$750,000 House Unit X Suburb Sandringham

Period - From 01/04/2017 to 31/03/2018 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	G03/23-25 Crisp St HAMPTON 3188	\$860,000	15/02/2018
2	108/43 Willis St HAMPTON 3188	\$850,000	14/04/2018
3	G06/23-25 Crisp St HAMPTON 3188	\$840,000	14/02/2018

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.



2 -

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$820,000 - \$860,000
Median Unit Price
Year ending March 2018: \$750,000

Comparable Properties

G03/23-25 Crisp St HAMPTON 3188 (REI)

[Agent Comments](#)

- - -

Price: \$860,000
Method: Private Sale
Date: 15/02/2018
Rooms: -
Property Type: Apartment



108/43 Willis St HAMPTON 3188 (REI)

[Agent Comments](#)

2 2 1

Price: \$850,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Apartment

G06/23-25 Crisp St HAMPTON 3188 (REI)

[Agent Comments](#)

- - -

Price: \$840,000
Method: Private Sale
Date: 14/02/2018
Rooms: -
Property Type: Apartment