

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	G03/88 Bay Road, Sandringham Vic 3191
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Indicative selling price

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

Single price	\$1,150,000
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Median sale price

Median price	\$851,000	House		Unit	X	Suburb	Sandringham
Period - From	01/10/2017	to	31/12/2017	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	2/41 Linacre Rd HAMPTON 3188	\$1,285,000	03/03/2018
2	1/340 Hampton St HAMPTON 3188	\$1,081,000	18/11/2017
3	7/91 Beach Rd SANDRINGHAM 3191	\$1,075,000	30/12/2017

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 2 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000
Median Unit Price
December quarter 2017: \$851,000

Comparable Properties



2/41 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,285,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Unit

1/340 Hampton St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$1,081,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Apartment
Land Size: 809 sqm approx

7/91 Beach Rd SANDRINGHAM 3191 (VG)

Agent Comments

3 - -

Price: \$1,075,000
Method: Sale
Date: 30/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)