

## 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 9/76 Bay Road, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

#### Median sale price

Median price \$793,000 House Unit X Suburb Sandringham

Period - From 01/01/2018 to 31/12/2018 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	8/22a Fernhill Rd SANDRINGHAM 3191	\$631,000	13/10/2018
2	9/22a Fernhill Rd SANDRINGHAM 3191	\$605,000	06/03/2019
3	17/95 Highett Rd HAMPTON 3188	\$510,000	02/03/2019

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   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
Year ending December 2018: \$793,000

## Comparable Properties



**8/22a Fernhill Rd SANDRINGHAM 3191 (REI)**   **Agent Comments**

2   1   1

**Price:** \$631,000  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** Unit



**9/22a Fernhill Rd SANDRINGHAM 3191 (REI)**   **Agent Comments**

2   1   1

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 06/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**17/95 Highett Rd HAMPTON 3188 (REI)**   **Agent Comments**

2   1   2

**Price:** \$510,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Apartment