

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

103/12 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$676,000

Median sale price

Median price \$816,250

Property Type Unit

Suburb Sandringham

Period - From 27/07/2019

to 26/07/2020

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	202/386-388 Hampton St HAMPTON 3188	\$690,000	28/02/2020
2	369/226 Bay Rd SANDRINGHAM 3191	\$660,000	25/02/2020
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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.~~

This Statement of Information was prepared on:

27/07/2020 15:19



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$676,000

Median Unit Price
27/07/2019 - 26/07/2020: \$816,250

Comparable Properties

202/386-388 Hampton St HAMPTON 3188 (VG) Agent Comments

2 - -

Price: \$690,000
Method: Sale
Date: 28/02/2020
Property Type: Strata Unit/Flat

369/226 Bay Rd SANDRINGHAM 3191 (VG) Agent Comments

2 - -

Price: \$660,000
Method: Sale
Date: 25/02/2020
Property Type: Strata Unit/Flat

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.