

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 407/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$485,000

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	4/44 Beaumaris Pde HIGHETT 3190	\$515,220	24/03/2018
2	103/220 Bay Rd SANDRINGHAM 3191	\$499,000	09/11/2017
3	309/222 Bay Rd SANDRINGHAM 3191	\$460,000	02/12/2017

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.



Rooms:

Property Type: House (New - Detached)

Agent Comments

Comparable Properties



4/44 Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments



Price: \$515,220

Method: Private Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit



103/220 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$499,000

Method: Private Sale

Date: 09/11/2017

Rooms: -

Property Type: Apartment

309/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$460,000

Method: Private Sale

Date: 02/12/2017

Rooms: -

Property Type: Apartment