



4 3 2

Rooms: 8

Property Type: House

Land Size: 838.238 sqm

Agent Comments

Comparable Properties



96 Bay Rd SANDRINGHAM 3191 (REI/VG)

4 3 3

Price: \$2,450,000

Method: Auction Sale

Date: 10/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 810 sqm

Agent Comments

Comfortable Home With Development Potential



16 Waverly St SANDRINGHAM 3191 (REI)

3 2 2

Price: \$2,125,000

Method: Private Sale

Date: 28/02/2017

Rooms: 8

Property Type: House (Res)

Land Size: 778 sqm

Agent Comments

Smaller Land, Similar Amenities, Less Development Potential



7 Glenmore Cr BLACK ROCK 3193 (REI/VG)

3 1 1

Price: \$2,105,000

Method: Auction Sale

Date: 03/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 750 sqm

Agent Comments

Land Value Block With Huge Development Potential For Dual Occupancy Development

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

55 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,800,000

House

X

Suburb

Sandringham

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
96 Bay Rd SANDRINGHAM 3191	\$2,450,000	10/12/2016
16 Waverly St SANDRINGHAM 3191	\$2,125,000	28/02/2017
7 Glenmore Cr BLACK ROCK 3193	\$2,105,000	03/12/2016