

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

79 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$2,950,000

&

\$3,150,000

Median sale price

Median price \$2,482,500

Property Type House

Suburb Sandringham

Period - From 01/01/2022

to

31/03/2022

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	34 Fernhill Rd SANDRINGHAM 3191	\$3,133,000	12/02/2022
2	89 Willis St HAMPTON 3188	\$2,990,000	05/03/2022
3	41 Retreat Rd HAMPTON 3188	\$2,970,000	19/02/2022

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:

20/06/2022 10:32

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4 3.5 2 +

Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price

\$2,950,000 - \$3,150,000

Median House Price

March quarter 2022: \$2,482,500

Comparable Properties



34 Fernhill Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 3

Price: \$3,133,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 664 sqm approx



89 Willis St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$2,990,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 580 sqm approx



41 Retreat Rd HAMPTON 3188 (REI)

Agent Comments

5 2 2

Price: \$2,970,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840