

Fran Harkin 0414 957 840 franharkin@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	117/220 Bay Road, Sandringham Vic 3191								
Indicative selling price									
For the meaning of this p	price see consumer.vic.gov.au/underquoting								

\$625,000

&

Median sale price

Range between \$575,000

Median price	\$640,000	Hou	se	Unit	х	5	Suburb	Sandringham
Period - From	01/01/2018	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	406/222 Bay Rd SANDRINGHAM 3191	\$640,000	27/03/2018
2	306/222 Bay Rd SANDRINGHAM 3191	\$620,000	16/02/2018
3	106/222 Bay Rd SANDRINGHAM 3191	\$615,500	09/05/2018

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.

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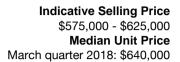




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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

406/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

Price: \$640,000 Method: Private Sale Date: 27/03/2018

Rooms: -

Property Type: Apartment



306/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$620,000 Method: Private Sale Date: 16/02/2018

Rooms: 4

Property Type: Apartment



106/222 Bay Rd SANDRINGHAM 3191 (REI)

6

Price: \$615,500 Method: Private Sale Date: 09/05/2018

Rooms: -

-2

Property Type: Apartment

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Agent Comments