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

McGrath

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	117/220 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between	$575,000	&	$625,000

Median sale price

Median price	$640,000	House		Unit	X		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.

	Address 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.~~

REIV   propertydata.com.au

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Rooms:
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$575,000 - $625,000
Median Unit Price
March quarter 2018: $640,000

Comparable Properties

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

🛏 2   🛁 2   🚗 1

Price: $640,000
Method: Private Sale
Date: 27/03/2018
Rooms: -
Property Type: Apartment

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

🛏 2   🛁 2   🚗 1

Price: $620,000
Method: Private Sale
Date: 16/02/2018
Rooms: 4
Property Type: Apartment

106/222 Bay Rd SANDRINGHAM 3191 (REI)   Agent Comments

🛏 2   🛁 2   🚗 2

Price: $615,500
Method: Private Sale
Date: 09/05/2018
Rooms: -
Property Type: Apartment