

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

3/186 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$640,000

House

Unit

X

Suburb

Sandringham

Period - From 01/01/2018

to

31/03/2018

Source REIV

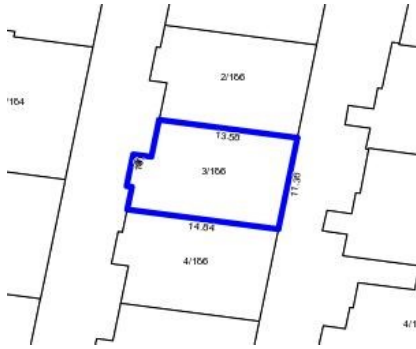
Comparable property sales (*Delete A or B below as applicable)

- 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	14/57 Tibrockney St HIGHETT 3190	\$735,000	28/10/2017
2	9/237 Thomas St HAMPTON 3188	\$690,000	17/02/2018
3	3/27 Wilson St HIGHETT 3190	\$633,000	24/03/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Land Size: 164 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

March quarter 2018: \$640,000

Comparable Properties



14/57 Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$735,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Unit



9/237 Thomas St HAMPTON 3188 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Unit



3/27 Wilson St HIGHETT 3190 (REI)

Agent Comments



Price: \$633,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit