

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

6/53 Bay Road, Sandringham Vic 3191

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$1,877,500

House

X

Unit

Suburb

Sandringham

Period - From 01/10/2017

to

30/09/2018

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	19a Reno Rd SANDRINGHAM 3191	\$1,395,000	27/10/2018
2	1/142 Bay Rd SANDRINGHAM 3191	\$1,360,000	17/09/2018
3	5/55 Royal Av SANDRINGHAM 3191	\$1,340,000	27/10/2018

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.



4 3 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



19a Reno Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,395,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)



1/142 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 2 2

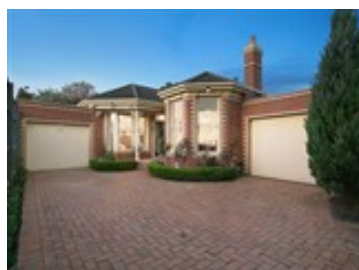
Price: \$1,360,000

Method: Private Sale

Date: 17/09/2018

Rooms: -

Property Type: Townhouse (Single)



5/55 Royal Av SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,340,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)