

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

615/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$785,000

&

\$805,000

Median sale price

Median price

\$851,000

House

Unit

X

Suburb

Sandringham

Period - From

01/10/2017

to

31/12/2017

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	4/245 Bluff Rd SANDRINGHAM 3191	\$1,000,000	19/08/2017
2	15/82-86 Bluff Rd BLACK ROCK 3193	\$890,000	21/12/2017
3	5/220 Bay Rd SANDRINGHAM 3191	\$773,570	24/10/2017

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:
 Agent Comments

Indicative Selling Price
 \$785,000 - \$805,000
Median Unit Price
 December quarter 2017: \$851,000

Comparable Properties

4/245 Bluff Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$1,000,000
Method: Sale
Date: 19/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

15/82-86 Bluff Rd BLACK ROCK 3193 (VG)

Agent Comments



Price: \$890,000
Method: Sale
Date: 21/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

5/220 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$773,570
Method: Sale
Date: 24/10/2017
Rooms: -
Property Type: Retail (Com)