

Stuart Mahoney

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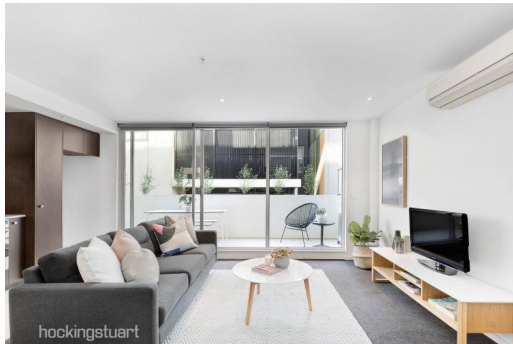
smahoney@hockingstuart.com.au

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

March quarter 2017: \$750,000



1
 1
 1

Rooms: 4**Property Type:** Apartment**Land Size:** 96 sqm**Agent Comments**

A very large oversized 1 bedroom with a large study/guest room. Overall in size at 96 sqm in total, these dimensions rival any generous 2 bedroom apartment within the 2km radius of this location.

5/1 George St Sandringham isn't typical of what's sold in recent times. Being a 1 main bedroom with a very large study room/guest room with the internal apartment dimensions of 77 Sqm internally or 96sqm in total, taking it into more typically 2 bedroom dimensions. It's a matter of comparing this to 2 bedrooms with smaller 2nd rooms as a source to anchor the value from.

Comparable Properties

**326/220 Bay Rd SANDRINGHAM 3191 (REI/VG)****Agent Comments**

2
 2
 1

Price: \$430,000**Method:** Private Sale**Date:** 06/01/2017**Rooms:** 3**Property Type:** Apartment

2-1-1, main bedroom slightly smaller but second bedroom bigger. Similar in terms of outlook facing another apartment building.

**249/75 Graham Rd HIGHETT 3190 (REI)****Agent Comments**

2
 1
 1

Price: \$420,000**Method:** Private Sale**Date:** 24/01/2017**Rooms:** 3**Property Type:** Apartment

2-1-1. Central to Highett Village. Kitchen deeply set back away from balcony outlook. Similar in terms of having a smaller 2nd bedroom/study.

**409/222 Bay Rd SANDRINGHAM 3191 (REI/VG)****Agent Comments**

2
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 1

Price: \$415,000**Method:** Private Sale**Date:** 09/12/2016**Rooms:** 3**Property Type:** Apartment

2-1-1. Facing East overlooking a construction site. Similar in terms of a smaller bedroom/study room, although main bedroom was larger in size. Overall sqm not as big.

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

5/1 George Street, Sandringham Vic 3191

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$750,000

Unit X

Suburb Sandringham

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---------------------------------|-----------|--------------|
| 326/220 Bay Rd SANDRINGHAM 3191 | \$430,000 | 06/01/2017 |
| 249/75 Graham Rd HIGHETT 3190 | \$420,000 | 24/01/2017 |
| 409/222 Bay Rd SANDRINGHAM 3191 | \$415,000 | 09/12/2016 |