

STATEMENT OF INFORMATION

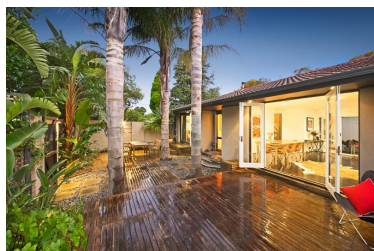
1/200-202 BAY ROAD, SANDRINGHAM, VIC 3191

PREPARED BY MCGRATH SANDRINGHAM, 1/30 BAY ROAD SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



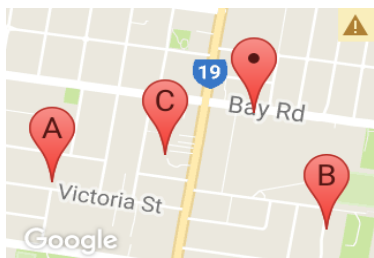
1/200-202 BAY ROAD, SANDRINGHAM, VIC  3  3  2

Indicative Selling Price

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

Price Range: **910,000 to 1,000,000**

MEDIAN SALE PRICE



SANDRINGHAM, VIC, 3191

Suburb Median Sale Price (Unit)

\$738,001

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



1/37 VICTORIA ST, SANDRINGHAM, VIC 3191

 3  1  2

Sale Price

\$920,000

Sale Date: 29/04/2017

Distance from Property: 700m



1/4 COOKE ST, SANDRINGHAM, VIC 3191

 3  2  2

Sale Price

\$1,001,000

Sale Date: 21/07/2017

Distance from Property: 480m



8/233 BLUFF RD, SANDRINGHAM, VIC 3191

 3  1  2

Sale Price

\$910,000

Sale Date: 07/06/2017

Distance from Property: 326m



This report has been compiled on 07/09/2017 by McGrath Sandringham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/200-202 BAY ROAD, SANDRINGHAM, VIC 3191

Indicative selling price

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

Price Range:

910,000 to 1,000,000

Median sale price

Median price

\$738,001

House

Unit

X

Suburb

SANDRINGHAM

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
1/37 VICTORIA ST, SANDRINGHAM, VIC 3191	\$920,000	29/04/2017
1/4 COOKE ST, SANDRINGHAM, VIC 3191	\$1,001,000	21/07/2017
8/233 BLUFF RD, SANDRINGHAM, VIC 3191	\$910,000	07/06/2017