

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$330,000 - \$350,000

Median Unit Price

Year ending March 2017: \$865,000

Comparable Properties

418/220 Bay Rd SANDRINGHAM 3191 (VG)**Agent Comments****Price:** \$390,000**Method:** Sale**Date:** 10/02/2017**Rooms:** -**Property Type:** Strata Unit/Flat**241/218 Bay Rd SANDRINGHAM 3191 (REI)****Agent Comments****Price:** \$335,000**Method:** Private Sale**Date:** 28/04/2017**Rooms:** -**Property Type:** Apartment**235/218 Bay Rd SANDRINGHAM 3191 (REI)****Agent Comments****Price:** \$290,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** -**Property Type:** Apartment

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

317/218 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$330,000

&

\$350,000

Median sale price

Median price \$865,000

Unit X

Suburb Sandringham

Period - From 01/04/2016

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
418/220 Bay Rd SANDRINGHAM 3191	\$390,000	10/02/2017
241/218 Bay Rd SANDRINGHAM 3191	\$335,000	28/04/2017
235/218 Bay Rd SANDRINGHAM 3191	\$290,000	25/03/2017