

## 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

3/156 Bay Road, Sandringham Vic 3191

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$810,000

## Median sale price

Median price

\$848,500

House

Unit

X

Suburb

Sandringham

Period - From

01/04/2018

to

31/03/2019

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	3/179 Beach Rd SANDRINGHAM 3191	\$831,000	06/04/2019
2	2/20 David St HAMPTON 3188	\$775,000	25/05/2019
3	7/67-69 Abbott St SANDRINGHAM 3191	\$760,000	15/02/2019

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.



2 1 1

**Rooms:**

**Property Type:** Unit

**Land Size:** 185 sqm approx

**Agent Comments**

## Comparable Properties

**3/179 Beach Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

2 1 1

**Price:** \$831,000

**Method:** Private Sale

**Date:** 06/04/2019

**Rooms:** 3

**Property Type:** Unit



**2/20 David St HAMPTON 3188 (REI)**

**Agent Comments**

2 1 2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 25/05/2019

**Rooms:** -

**Property Type:** Unit



**7/67-69 Abbott St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 15/02/2019

**Rooms:** -

**Property Type:** Unit

**Land Size:** 156 sqm approx