



**Property Type:** Strata Unit/Flat

Enjoy the Village lifestyle in this beautifully renovated 1st floor 2 bedroom security apartment with its Spotted Gum floors, stylish living area with balcony; savvy stone kitchen/meals (llve appls) & undercover parking. Footsteps to Village, train & the beach.

## Comparable Properties



**2.1/26-30 Waltham St SANDRINGHAM 3191 (REI)**



**Price:** \$635,000

**Method:** Private Sale

**Date:** 16/03/2017

**Rooms:** 3

**Property Type:** Apartment



**8/39-41 Abbott St SANDRINGHAM 3191 (REI)**



**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 07/04/2017

**Rooms:** -

**Property Type:** Apartment



**3/17 Small St HAMPTON 3188 (REI)**



**Price:** \$595,000

**Method:** Private Sale

**Date:** 17/05/2017

**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

6/76 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)

Range between

\$590,000

&amp;

\$640,000

## Median sale price

Median price

\$1,800,000

House

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
2.1/26-30 Waltham St SANDRINGHAM 3191	\$635,000	16/03/2017
8/39-41 Abbott St SANDRINGHAM 3191	\$630,000	07/04/2017
3/17 Small St HAMPTON 3188	\$595,000	17/05/2017