hockingstuart

Jenny Dwyer 03 9521 9800 0418 528 988 jdwyer@hockingstuart.com.au

Indicative Selling Price \$590,000 - \$640,000 Median House Price March quarter 2017: \$1,800,000





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 (Ilve appls) & undercover parking. Footsteps to Village, train & the beach.

Comparable Properties



2.1/26-30 Waltham St SANDRINGHAM 3191

(REI)

4 2

6

Price: \$635,000 **Method:** Private Sale **Date:** 16/03/2017

Rooms: 3

Property Type: Apartment



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

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Price: \$630,000

Method: Sold Before Auction

Date: 07/04/2017

Rooms: -

Property Type: Apartment



3/17 Small St HAMPTON 3188 (REI)

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Price: \$595,000 **Method:** Private Sale **Date:** 17/05/2017

Rooms: -

Property Type: Apartment

Account - hockingstuart | P: 03 9521 9800 | F: 03 9521 9840





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Р	ro	perty	offer	ed for	sale
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Address	6/76 Bay Road, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$640,000

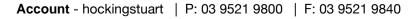
Median sale price

Median price	\$1,800,000	Н	ouse X	Sub	burb	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







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