

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

5/186 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$700,000

&

\$760,000

Median sale price

Median price \$732,500

Property Type Unit

Suburb Sandringham

Period - From 01/07/2019

to 30/09/2019

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	3/58-60 Crisp St HAMPTON 3188	\$730,000	10/08/2019
2	11/44-46 Highett Rd HAMPTON 3188	\$700,000	16/08/2019
3	3/4 Ardoyne St BLACK ROCK 3193	\$700,000	15/06/2019

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.~~

This Statement of Information was prepared on:

27/11/2019 12:04

5/186 Bay Road, Sandringham Vic 3191



Property Type:

Agent Comments

Indicative Selling Price

\$700,000 - \$760,000

Median Unit Price

September quarter 2019: \$732,500

Comparable Properties



3/58-60 Crisp St HAMPTON 3188 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Villa



11/44-46 Highett Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 16/08/2019

Property Type: Unit

3/4 Ardoyne St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 15/06/2019

Property Type: Unit

Account - The Moore Company | P: 03 95966988 | F: 03 95964371



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.