

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 200/222 Bay Road Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$430,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$ 330,000

*House

*Unit x

Suburb Sandringham

Period - From 01 Jan 2018

to 01 Jan 2019

Source RP Data Core Logic

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. 128/218 Bay Road Sandringham Vic 3191	\$ 315,000	3 August 2018
2. 213/218 Bay Road Sandringham Vic 3191	\$ 320,000	27 Nov 2018
3. 222/218 Bay Road Sandringham Vic 3191	\$ 320,000	12 Oct 2018

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.