

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 228/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between \$460,000 & \$490,000

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	139/75 Graham Rd HIGHETT 3190	\$460,500	21/01/2019
2	106/252 Bay Rd SANDRINGHAM 3191	\$490,000	21/12/2018
3	209/284-286 Highett Rd HIGHETT 3190	\$480,000	15/12/2018

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.

Ryan Counihan
03 9557 5500
0402 188 519

rcounihan@woodards.com.au

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

Year ending March 2019: \$848,500



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



139/75 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$460,500

Method: Private Sale

Date: 21/01/2019

Rooms: -

Property Type: Apartment

106/252 Bay Rd SANDRINGHAM 3191 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 21/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



209/284-286 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: Apartment