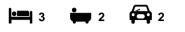
McGrath





Rooms:

Property Type: House (Res) **Land Size:** 709 sqm Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2017: \$1,800,000

Comparable Properties



131 Bay Rd SANDRINGHAM 3191 (REI)

4

2

2

Price: \$2,300,000 Method: Auction Sale

Rooms: -

Property Type: House

Date: 03/06/2017

Agent Comments



25 Red Bluff St BLACK ROCK 3193 (REI)

-3





6 2

Price: \$1,880,000 **Method:** Auction Sale **Date:** 18/03/2017

Rooms: 4

Property Type: House (Res) Land Size: 787 sqm **Agent Comments**



53 Teddington Rd HAMPTON 3188 (REI)

-2



€ 2

Price: \$1,695,000 **Method:** Auction Sale **Date:** 27/05/2017

Rooms: -

Property Type: House (Res) Land Size: 765 sqm **Agent Comments**

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Generated: 13/06/2017 15:55



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	154 Abbott Street, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,800,000	Н	ouse X	Sub	ourb	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
131 Bay Rd SANDRINGHAM 3191	\$2,300,000	03/06/2017
25 Red Bluff St BLACK ROCK 3193	\$1,880,000	18/03/2017
53 Teddington Rd HAMPTON 3188	\$1,695,000	27/05/2017





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