



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$470,000 - \$510,000
Median Unit Price
 Year ending March 2017: \$865,000

Comparable Properties

8/1 Major St HIGHETT 3190 (REI)

Agent Comments



Price: \$560,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: Apartment



7/487 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$540,000
Method: Sold Before Auction
Date: 07/03/2017
Rooms: -
Property Type: Apartment



409/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$415,000
Method: Private Sale
Date: 09/12/2016
Rooms: 3
Property Type: Apartment

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

402/222 Bay Road, Sandringham Vic 3191

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$865,000

Unit

X

Suburb

Sandringham

Period - From

01/04/2016

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
8/1 Major St HIGHETT 3190	\$560,000	06/05/2017
7/487 Highett Rd HIGHETT 3190	\$540,000	07/03/2017
409/222 Bay Rd SANDRINGHAM 3191	\$415,000	09/12/2016