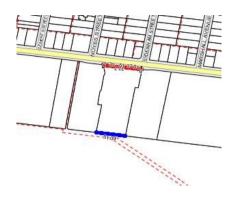
McGrath





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)

-2



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

Property Type: Apartment

Agent Comments



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





Price: \$540,000

Method: Sold Before Auction

Date: 07/03/2017

Rooms: -

Property Type: Apartment

Agent Comments

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

Account - McGrath | P: 03 80801588 | F: 03 8080 1522





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	402/222 Bay Road, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$470,000	&	\$510,000

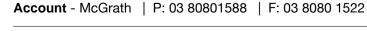
Median sale price

Median price	\$865,000		Unit X	Su	ıburb	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







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