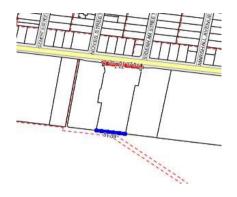
McGrath





Agent Comments

Indicative Selling Price \$795,000 - \$865,000 **Median Unit Price** Year ending March 2017: \$865,000

Comparable Properties

4/172 Beach Rd SANDRINGHAM 3191 (REI)

-2

Price: \$990,000 Method: Private Sale Date: 01/02/2017 Rooms: 3

Property Type: Apartment

Agent Comments

39/15 Graham Rd HIGHETT 3190 (VG)





Price: \$802,000 Method: Sale Date: 16/01/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



G02/4 Fernhill Rd SANDRINGHAM 3191 (REI)

-- 2





Price: \$750,000 Method: Private Sale Date: 15/03/2017

Rooms: -

Property Type: Apartment





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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 sale

Address	615/222 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	\$795,000	&	\$865,000

Median sale price

Median price	\$865,000		Unit X	Sub	ourb	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
4/172 Beach Rd SANDRINGHAM 3191	\$990,000	01/02/2017
39/15 Graham Rd HIGHETT 3190	\$802,000	16/01/2017
G02/4 Fernhill Rd SANDRINGHAM 3191	\$750,000	15/03/2017





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