



**Rooms:**  
**Property Type:**  
**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)** **Agent Comments**



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

**39/15 Graham Rd HIGHETT 3190 (VG)** **Agent Comments**



**Price:** \$802,000  
**Method:** Sale  
**Date:** 16/01/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**G02/4 Fernhill Rd SANDRINGHAM 3191 (REI)** **Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 15/03/2017  
**Rooms:** -  
**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 615/222 Bay Road, Sandringham Vic 3191

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000

&

\$865,000

#### 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 |
|------------------------------------|-----------|--------------|
| 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   |