

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	317/18 Station St SANDRINGHAM 3191	\$494,500	04/09/2017
2	402/220-222 Bay Rd SANDRINGHAM 3191	\$485,000	28/09/2017
3	309/222 Bay Rd SANDRINGHAM 3191	\$460,000	02/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
December quarter 2017: \$851,000

Comparable Properties



317/18 Station St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$494,500
Method: Private Sale
Date: 04/09/2017
Rooms: 3
Property Type: Apartment



402/220-222 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 28/09/2017
Rooms: -
Property Type: Apartment

309/222 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 02/12/2017
Rooms: -
Property Type: Apartment