

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



202/218 BAY ROAD, SANDRINGHAM, VIC

1 1 1

Indicative Selling Price

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

Price Range: \$315,000 to \$346,000

Provided by: Marie Kovacs, Eview Group South East

MEDIAN SALE PRICE



SANDRINGHAM, VIC, 3191

Suburb Median Sale Price (Unit)

\$715,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



309/218 BAY RD, SANDRINGHAM, VIC 3191

1 1 1

Sale Price

***\$349,000**

Sale Date: 13/09/2017

Distance from Property: 0m



5/1 GEORGE ST, SANDRINGHAM, VIC 3191

1 1 1

Sale Price

\$410,000

Sale Date: 01/07/2017

Distance from Property: 409m



20/62 BAY RD, SANDRINGHAM, VIC 3191

1 1 1

Sale Price

\$325,000

Sale Date: 22/08/2017

Distance from Property: 1.6km



This report has been compiled on 19/12/2017 by Eview Group South East. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

202/218 BAY ROAD, SANDRINGHAM, VIC 3191

Indicative selling price

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

Price Range: \$315,000 to \$346,000

Median sale price

Median price

\$715,000

House

Unit

X

Suburb

SANDRINGHAM

Period

01 October 2016 to 30 September 2017

Source

pricfinder

Comparable property sales

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
309/218 BAY RD, SANDRINGHAM, VIC 3191	*\$349,000	13/09/2017
5/1 GEORGE ST, SANDRINGHAM, VIC 3191	\$410,000	01/07/2017
20/62 BAY RD, SANDRINGHAM, VIC 3191	\$325,000	22/08/2017