

## 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	5/156 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)

Single price	\$775,000
--------------	-----------

#### Median sale price

Median price	\$709,000	House		Unit	X	Suburb	Sandringham
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

#### 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	G.02/23-25 Crisp St HAMPTON 3188	\$790,000	13/04/2018
2	3/59 Victoria St SANDRINGHAM 3191	\$790,000	14/04/2018
3	3/79 Beach Rd SANDRINGHAM 3191	\$765,000	09/05/2018

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.



2   1   1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$775,000  
**Median Unit Price**  
Year ending June 2018: \$709,000

## Comparable Properties



**G.02/23-25 Crisp St HAMPTON 3188 (REI)**

**Agent Comments**

2   2   -

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** -  
**Property Type:** Apartment



**3/59 Victoria St SANDRINGHAM 3191 (REI/VG)** **Agent Comments**

2   1   2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 14/04/2018  
**Rooms:** 4  
**Property Type:** Unit

**3/79 Beach Rd SANDRINGHAM 3191 (VG)**

**Agent Comments**

-   -   -

**Price:** \$765,000  
**Method:** Sale  
**Date:** 09/05/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)