# **McGrath**

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Age										ts Act 1980
Property offer	ed for s	sale									
Including subt	520/220 Bay Road, Sandringham Vic 3191										
Indicative sell	ing pric	e									
For the meaning	of this p	orice see	cons	sumer.vic.gov	.au/unc	lerquoting					
Range between \$870,000 & \$950,000											
Median sale p	rice										
Median price	\$750,00	00	Hou	ISE	Unit	Х		S	Suburb	Sandr	ingham
Period - From	01/04/2	017	to	31/03/2018		Sourc	e RE	ΞΙV			
Comparable p	roperty	sales	(*Del	lete A or B k	elow	as applic	able	<del>!</del> )			
months		estate a		s sold within t or agent's rep							
Address of comparable property								Price	)	Da	ate of sale
1											
2											
3											
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.

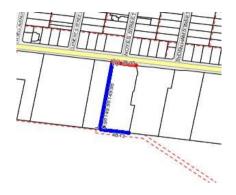
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### **McGrath**





Indicative Selling Price \$870,000 - \$950,000 Median Unit Price Year ending March 2018: \$750,000

Agent Comments

#### Comparable Properties



4/91 Bay Rd SANDRINGHAM 3191 (REI/VG)

**Price:** \$850,000 **Method:** Private Sale **Date:** 10/05/2018

Rooms: -

Property Type: Apartment



318/220 Bay Rd SANDRINGHAM 3191 (VG)

**4** 3 **—** -

Price: \$812,000 Method: Sale Date: 12/02/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

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