

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 326/222 Bay Road Sandringham

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$539,000 & \$579,000

Median sale price

Median price: \$851,000 Unit Suburb: Sandringham
Period - From: 01/10/2017 to 31/12/2017 Source: PDOL

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.



400/220 Bay Rd SANDRINGHAM

2 1 1

Live inside-out high above it all with al fresco entertaining, 5 Star resort facilities and a sneaky city glimpse! A true skygarden

Sold by Private Sale \$588,000
Date Sold 15/06/2018



106/222 Bay Rd SANDRINGHAM

2 2 2

Fabulous home or immaculate investment. Whatever guise this terrific two-bedroom, two-bathroom terrace apartment takes on,

Sold by Private Sale \$615,500
Date Sold 09/05/2018



229/286 Highett Rd HIGHETT

2 2 1

This exceptional apartment is set high in the heart of Highett Road. This New York inspired 2 level, 2 bedroom, 2 bathroom

Sold by Private Sale \$575,000
Date Sold 06/04/2018