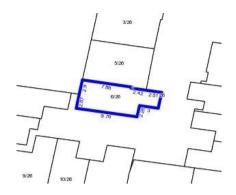
McGrath





Indicative Selling Price \$1,150,000 **Median Unit Price** June quarter 2017: \$827,500

Comparable Properties



25/49 Bay Rd SANDRINGHAM 3191 (REI)

€ 2

Price: \$1,300,000 Method: Private Sale Date: 11/05/2017

Rooms: 4

Property Type: Apartment

Agent Comments



4/5-9 Service St HAMPTON 3188 (REI)

-- 2





Price: \$1,163,000 Method: Auction Sale Date: 04/03/2017 Rooms: 6

Property Type: Unit

Land Size: 260 sqm approx

Agent Comments



3/172 Beach Rd SANDRINGHAM 3191 (REI)

-2





Price: \$1,070,000 Method: Private Sale Date: 05/06/2017

Rooms: 5

Property Type: Apartment

Agent Comments

Account - McGrath | P: 03 80801588 | F: 03 8080 1522





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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	6/26 Fernhill Road, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$827,500		Unit X	Sub	ourb	Sandringham	
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
25/49 Bay Rd SANDRINGHAM 3191	\$1,300,000	11/05/2017
4/5-9 Service St HAMPTON 3188	\$1,163,000	04/03/2017
3/172 Beach Rd SANDRINGHAM 3191	\$1,070,000	05/06/2017



