



Rooms:
Property Type:
 Agent Comments

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

Comparable Properties



25/49 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 11/05/2017
Rooms: 4
Property Type: Apartment



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

Agent Comments



Price: \$1,163,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 6
Property Type: Unit
Land Size: 260 sqm approx



3/172 Beach Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 05/06/2017
Rooms: 5
Property Type: Apartment

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

6/26 Fernhill Road, Sandringham Vic 3191

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$827,500

Unit X

Suburb 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