

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 8/9 Bay Road Sandringham

Indicative selling price

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

Range between: \$600,000 & \$660,000

Median sale price

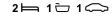
Median price: \$851,000 Unit Suburb: Sandringham Period - From: 01/10/2017 to 31/12/2017 Source: PDOL

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.



28/86-88 Beach Rd SANDRINGHAM Sold by Private Sale \$693,500 Date Sold 06/11/2017





9/37-39 Willis St HAMPTON Sold by Private Sale \$650,000 Date Sold 10/10/2017



7/39-41 Abbott St SANDRINGHAM

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Perfectly placed on the favoured ground floor of this beautifully maintained leafy block this sizeable 2 bedroom apartment will

Sold by Auction \$625,000 **Date Sold** 09/09/2017