hockingstuart

Jenny Dwyer 03 9521 9800 0418 528 988 jdwyer@hockingstuart.com.au

Indicative Selling Price \$1,100,000 Median Unit Price Year ending March 2017: \$865,000



Rooms: 5

Property Type: House (Res) Land Size: 200.3 sqm

Agent Comments

Amazing top floor front of the building north facing penthouse, 3 bedrooms, 2 bathrooms, 3 car spaces, 3 balconies and a storage cage.



Comparable Properties



201/12-14 Bay Rd SANDRINGHAM 3191 (REI/VG)

(KEI/VG

• 2



Price: \$1,370,000 **Method:** Auction Sale **Date:** 26/11/2016

Rooms: 5

Property Type: Apartment

Agent Comments

Split levels, across the road from beach with city views in the heart of Sandringham Village



25/49 Bay Rd SANDRINGHAM 3191 (REI)

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

Rooms: 4

Property Type: Apartment

Agent Comments

Positioned in the Portofino building, 2 bedrooms, 2 bathroom, 2 car spaces, storage room moments walk to Sandringham Village and beach

lifestyle



5/202 Beach Rd BLACK ROCK 3193 (REI)

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Price: \$1,265,000 **Method:** Auction Sale **Date:** 25/03/2017

Rooms: -

Property Type: Apartment

Agent Comments

Single level 3 bedroom, 2 bathroom, 2 car spaces apartment on beach road with a ground level Alfresco area.

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Account - hockingstuart | P: 03 9521 9800 | F: 03 9521 9840







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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	607/222 Bay Road, Sandringham Vic 3191
Including suburb and	•
postcode	

Indicative selling price

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

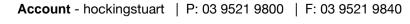
Median sale price

Median price	\$865,000		Unit X	Su	ıburb	Sandringham
Period - From	01/04/2016	to	31/03/2017	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
201/12-14 Bay Rd SANDRINGHAM 3191	\$1,370,000	26/11/2016
25/49 Bay Rd SANDRINGHAM 3191	\$1,300,000	11/05/2017
5/202 Beach Rd BLACK ROCK 3193	\$1,265,000	25/03/2017







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