



**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)**



**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)**



**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)**



**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.

## 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: 607/222 Bay Road, Sandringham Vic 3191

#### Indicative selling price

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

Single price: \$1,100,000

#### Median sale price

Median price: \$865,000    Unit: X    Suburb: 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