

#### Property offered for sale

Address: 6/9 Bay Road Sandringham

#### Indicative selling price

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

Range between: \$1,100,000 & \$1,210,000

#### Median sale price

Median price: \$509,500 Unit Suburb: Sandringham  
Period - From: 01/07/2017 to 30/09/2017 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.



#### 8/202 Beach Rd BLACK ROCK

3 2 2

Substance, space and significant grace, this is superior beachfront apartment living. Offering true single-level living in a

**Sold by Auction \$1,190,000**  
**Date Sold Jun 2017**



#### 3/172 Beach Rd SANDRINGHAM

2 2 1

Seconds from the water's edge of Bayside's best beach and moments to Gypsy Village, this stunning 2-bedroom ground floor

**Sold by Private Sale \$1,070,000**  
**Date Sold Jun 2017**



#### 25/49 Bay Rd SANDRINGHAM

2 2 2

Timeless class is exemplary in this stunning 2 bedroom 2 bathroom 2nd floor security apartment. With panoramic bay

**Sold by Private Sale \$1,300,000**  
**Date Sold May 2017**