

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

1/56 Red Bluff Street, Black Rock Vic 3193
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Indicative selling price

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

Range between

\$750,000

 &

\$790,000

Median sale price

Median price

\$945,000

 House

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 Unit

X

 Suburb

Black Rock

Period - From

July 2017

 to

September 2017

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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.

	Address of comparable property	Price	Date of sale
1	2/49 Second St BLACK ROCK 3193	\$780,000	16/08/2017
2	4/17 First St BLACK ROCK 3193	\$770,000	22/06/2017
3	5/273 Bluff Rd SANDRINGHAM 3191	\$770,000	22/07/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



2 1 1

Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
Year ending September 2017: \$945,000

Comparable Properties



2/49 Second St BLACK ROCK 3193 (REI)

Agent Comments

- - -

Price: \$780,000
Method: Private Sale
Date: 16/08/2017
Rooms: -
Property Type: Unit



4/17 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$770,000
Method: Private Sale
Date: 22/06/2017
Rooms: 3
Property Type: Unit
Land Size: 92 sqm approx



5/273 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$770,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: Unit
Land Size: 208 sqm approx