

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

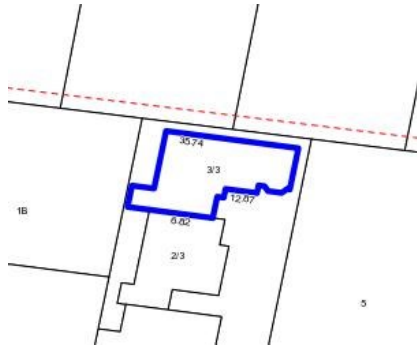
Comparable property sales (*Delete A or B below as applicable)

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 | 4/308 Beach Rd BLACK ROCK 3193 | \$799,000 | 19/08/2017 |
| 2 | 2/49 Second St BLACK ROCK 3193 | \$780,000 | 16/08/2017 |
| 3 | 1/565 Balcombe Rd BLACK ROCK 3193 | \$767,000 | 27/05/2017 |

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median Unit Price
 Year ending September 2017: \$945,000

Comparable Properties



4/308 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$799,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 3
Property Type: Unit



2/49 Second St BLACK ROCK 3193 (REI)

Agent Comments



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



1/565 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$767,000
Method: Sold Before Auction
Date: 27/05/2017
Rooms: -
Property Type: Unit