

## 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	12/82-84 Bluff Road, Black Rock Vic 3193
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$670,000
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#### Median sale price

Median price	\$1,215,000	House		Unit	X	Suburb	Black Rock
Period - From	01/07/2017	to	30/06/2018	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		
3		

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.

12/82-84 Bluff Road, Black Rock Vic 3193



Stephen Wigley

9598 1111

0411 115 736

swigley@hodges.com.au

**Indicative Selling Price**

\$670,000

**Median Unit Price**

Year ending June 2018: \$1,215,000



2   2   1

**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

## Comparable Properties

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.