

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	5 Gordon Crescent, 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	\$1,695,000
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**Median sale price**

Median price	\$1,258,000	House		Unit	X	Suburb	Black Rock
Period - From	01/01/2018	to	31/12/2018	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.



3   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,695,000  
**Median Unit Price**  
Year ending December 2018: \$1,258,000

## Comparable Properties



**5 Gordon Cr BLACK ROCK 3193 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,700,100  
**Method:** Passed in Vendor Bid  
**Date:** 30/03/2019  
**Rooms:** -  
**Property Type:** House (Res)

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.