

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

1/24 First Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

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	3/25 First St BLACK ROCK 3193	\$1,260,000	16/11/2018
2	2/567 Balcombe Rd BLACK ROCK 3193	\$1,180,000	02/03/2019
3	1/34-36 Third St BLACK ROCK 3193	\$1,150,000	26/09/2018

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.

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2 2 1

Rooms:
Property Type: Townhouse
(Single)
Land Size: 344 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median Unit Price
Year ending December 2018: \$1,258,000

Comparable Properties



3/25 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,260,000
Method: Private Sale
Date: 16/11/2018
Rooms: -
Property Type: Villa
Land Size: 314 sqm approx

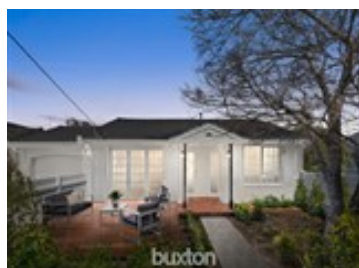


2/567 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,180,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 5
Property Type: Unit



1/34-36 Third St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$1,150,000
Method: Sold Before Auction
Date: 26/09/2018
Rooms: 4
Property Type: Unit