

## 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 155 Bluff Road, Black Rock Vic 3193

#### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

#### Median sale price

Median price \$1,815,000 House  Unit  Suburb Black Rock

Period - From 01/07/2018 to 30/06/2019 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	240 Bluff Rd SANDRINGHAM 3191	\$1,800,000	16/05/2019
2	34 Tulip St BLACK ROCK 3193	\$1,663,000	01/06/2019
3	7 Prospect Gr BLACK ROCK 3193	\$1,660,000	08/05/2019

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)  
**Land Size:** 748 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 Year ending June 2019: \$1,815,000

## Comparable Properties



**240 Bluff Rd SANDRINGHAM 3191 (REI)**

Agent Comments

5   3   4

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 16/05/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx



**34 Tulip St BLACK ROCK 3193 (REI)**

Agent Comments

2   1   5

**Price:** \$1,663,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx



**7 Prospect Gr BLACK ROCK 3193 (REI)**

Agent Comments

3   1   2

**Price:** \$1,660,000  
**Method:** Sold Before Auction  
**Date:** 08/05/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 692 sqm approx