

# 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

3/14 First Street, 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 \$700,000 & \$770,000

### Median sale price

Median price \$1,235,000 Property Type Unit Suburb Black Rock

Period - From 01/04/2019 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	4/565 Balcombe Rd BLACK ROCK 3193	\$770,000	08/07/2019
2	4/26 Third St BLACK ROCK 3193	\$753,000	04/05/2019
3	3/527 Balcombe Rd BLACK ROCK 3193	\$700,000	02/07/2019

**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.~~

This Statement of Information was prepared on:

24/09/2019 15:22

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**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
June quarter 2019: \$1,235,000



2   2   2

**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 125 sqm approx  
**Agent Comments**

## Comparable Properties



**4/565 Balcombe Rd BLACK ROCK 3193 (REI)**   **Agent Comments**

2   1   1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 08/07/2019  
**Rooms:** 4  
**Property Type:** Unit



**4/26 Third St BLACK ROCK 3193 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$753,000  
**Method:** Auction Sale  
**Date:** 04/05/2019  
**Property Type:** Unit



**3/527 Balcombe Rd BLACK ROCK 3193 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 02/07/2019  
**Property Type:** Unit