

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

6/217 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$1,135,000

Property Type

Unit

Suburb

Black Rock

Period - From

01/10/2019

to

31/12/2019

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	3/216 Beach Rd BLACK ROCK 3193	\$810,000	14/10/2019
2	4/171 Bluff Rd BLACK ROCK 3193	\$775,000	26/10/2019
3	3/14 First St BLACK ROCK 3193	\$735,000	05/12/2019

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:

31/03/2020 15:53



Property Type: Flat
Agent Comments

Indicative Selling Price
\$760,000

Median Unit Price
December quarter 2019: \$1,135,000

Comparable Properties

3/216 Beach Rd BLACK ROCK 3193 (VG)

Agent Comments



Price: \$810,000
Method: Sale
Date: 14/10/2019
Property Type: Flat/Unit/Apartment (Res)



4/171 Bluff Rd BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Unit
Land Size: 128 sqm approx



3/14 First St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 05/12/2019
Property Type: Unit