

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 5/217 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,084,000 Property Type Unit Suburb Black Rock

Period - From 01/04/2019 to 31/03/2020 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	1/12 Regent Ct SANDRINGHAM 3191	\$1,100,000	21/04/2020
2	6/184 Beach Rd SANDRINGHAM 3191	\$1,100,000	19/03/2020
3	3/359 Beach Rd BLACK ROCK 3193	\$950,000	23/11/2019

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: 13/05/2020 11:21



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Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Unit Price
Year ending March 2020: \$1,084,000

Comparable Properties



1/12 Regent Ct SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 21/04/2020
Rooms: 6
Property Type: Townhouse (Res)



6/184 Beach Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments

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Price: \$1,100,000
Method: Sold Before Auction
Date: 19/03/2020
Property Type: Unit



3/359 Beach Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 -

Price: \$950,000
Method: Auction Sale
Date: 23/11/2019
Property Type: Unit