

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

4/17 First Street, Black Rock Vic 3193

Indicative selling price

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

Single price \$825,000

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	2/5 Love St BLACK ROCK 3193	\$860,000	16/11/2018
2	1/52 Ebdon Av BLACK ROCK 3193	\$800,000	30/11/2018
3	2/18 Second St BLACK ROCK 3193	\$775,000	06/10/2018

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.



2
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Rooms:
Property Type: Unit
Land Size: 92 sqm approx
Agent Comments

Indicative Selling Price
 \$825,000
Median Unit Price
 Year ending December 2018: \$1,258,000

Comparable Properties



2/5 Love St BLACK ROCK 3193 (VG)

Agent Comments

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Price: \$860,000
Method: Sale
Date: 16/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/52 Ebdon Av BLACK ROCK 3193 (REI)

Agent Comments

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Price: \$800,000
Method: Sold Before Auction
Date: 30/11/2018
Rooms: 4
Property Type: Unit



2/18 Second St BLACK ROCK 3193 (REI/VG)

Agent Comments

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Price: \$775,000
Method: Private Sale
Date: 06/10/2018
Rooms: 3
Property Type: Unit
Land Size: 105 sqm approx