

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5/12 Ebden Avenue, Black Rock Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* 890,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$1,037,500

*House

*Unit X

Suburb Black Rock

Period - From 01/10/2017

to 31/12/2017

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 3/52 Ebden Avenue BLACK ROCK 3193	\$956,000	19/10/2017
2 1/56-60 Red Bluff Street BLACK ROCK 3193	\$880,000	30/11/2017
3 1/49 Second Street BLACK ROCK 3193	\$820,000	10/01/2018

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.~~