

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

57 Red Bluff Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,850,000

House

X

Unit

Suburb

Black Rock

Period - From

01/10/2016

to

30/09/2017

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 Whitton Ct BLACK ROCK 3193	\$1,730,000	12/08/2017
2	1 Hornby St BLACK ROCK 3193	\$1,720,000	09/09/2017
3	8 Sydenham St HIGHETT 3190	\$1,600,000	27/05/2017

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.~~



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 635 sqm approx

Agent Comments

Comparable Properties



3 Whitton Ct BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 675 sqm approx



1 Hornby St BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$1,720,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 659 sqm approx



8 Sydenham St HIGHETT 3190 (REI)

Agent Comments

3 2 -

Price: \$1,600,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 598 sqm approx