

Nick Jones 03 9589 3133 0421 839 425

Statement of Information

njones@chisholmgamon.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	7 Prospect Grove, Black Rock Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,600,000	&	\$1,700,000

Median sale price

Median price	\$2,200,000	Hou	ıse X	Unit		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.

Ad	dress of comparable property	Price	Date of sale
1	37 Red Bluff St BLACK ROCK 3193	\$1,785,000	22/02/2019
2	7 OConnor St BLACK ROCK 3193	\$1,780,000	30/11/2018
3	22 Sturdee Rd BLACK ROCK 3193	\$1,550,000	17/11/2018

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.













Rooms: 5

Property Type: House Land Size: 692 sqm approx

Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending December 2018: \$2,200,000

Comparable Properties

37 Red Bluff St BLACK ROCK 3193 (VG)

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Price: \$1,785,000 Method: Sale Date: 22/02/2019

Rooms: -

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments









Agent Comments



Method: Sold Before Auction

Date: 30/11/2018

Rooms: 7

Property Type: House (Res) Land Size: 698 sqm approx

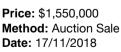
22 Sturdee Rd BLACK ROCK 3193 (REI/VG)







Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 595 sqm approx

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166

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