

## 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

7 Prospect Grove, Black Rock Vic 3193

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&amp;

\$1,700,000

## Median sale price

Median price \$2,200,000

House

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.

	Address 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.

7 Prospect Grove, Black Rock Vic 3193

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



 3  1  2

**Rooms:** 5

**Property Type:** House

**Land Size:** 692 sqm approx

Agent Comments

## Comparable Properties

37 Red Bluff St BLACK ROCK 3193 (VG)

Agent Comments

 3  -  -

**Price:** \$1,785,000

**Method:** Sale

**Date:** 22/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



7 OConnor St BLACK ROCK 3193 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,780,000

**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

 3  1  2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 595 sqm approx