

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

28A First Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,930,000

House

X

Unit

Suburb Black Rock

Period - From 01/01/2017

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		
2		
3		

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.

28A First Street, Black Rock Vic 3193

Chisholm&Gamon

Brett Mahoney

03 9589 3133

0414 997 979

bmahoney@chisholmgamon.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2017: \$1,930,000



 4  2  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 302 sqm approx

Agent Comments

Comparable Properties



11 Ebdon Av BLACK ROCK 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,580,000

Method: Auction Sale

Date: 19/01/2018

Rooms: -

Property Type: Townhouse (Res)



14 Sarah St BLACK ROCK 3193 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 21/11/2017

Rooms: 5

Property Type: House (Res)

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.