

4/308 Beach Road, Black Rock Vic 3193

Chisholm&Gamon

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**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

Year ending June 2017: \$1,050,500



2 2 1

**Rooms:**

**Property Type:** Flat

**Land Size:** 79.422 sqm approx

Agent Comments

## Comparable Properties



**2/252 Beach Rd BLACK ROCK 3193 (REI)**

Agent Comments

2 1 1

**Price:** \$830,000

**Method:** Sold Before Auction

**Date:** 19/05/2017

**Rooms:** -

**Property Type:** Unit



**1/565 Balcombe Rd BLACK ROCK 3193 (REI)**

Agent Comments

2 1 2

**Price:** \$767,000

**Method:** Sold Before Auction

**Date:** 27/05/2017

**Rooms:** -

**Property Type:** Unit



**3/38 Second St BLACK ROCK 3193 (REI)**

Agent Comments

2 1 1

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Unit

## 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

4/308 Beach Road, 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 \$750,000

&amp;

\$825,000

## Median sale price

Median price \$1,050,500

Unit X

Suburb Black Rock

Period - From 01/07/2016 to 30/06/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/252 Beach Rd BLACK ROCK 3193	\$830,000	19/05/2017
1/565 Balcombe Rd BLACK ROCK 3193	\$767,000	27/05/2017
3/38 Second St BLACK ROCK 3193	\$735,000	20/05/2017