







Rooms:

Property Type: Flat

Land Size: 79.422 sqm approx

Agent Comments

### Chisholm&Gamon

Nick Jones 03 9589 3133 0421 839 425 njones@chisholmgamon.com.au

**Indicative Selling Price** \$750.000 - \$825.000 **Median Unit Price** Year ending June 2017: \$1,050,500

# Comparable Properties



2/252 Beach Rd BLACK ROCK 3193 (REI)





Price: \$830,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: -

Property Type: Unit

**Agent Comments** 

**Agent Comments** 



1/565 Balcombe Rd BLACK ROCK 3193 (REI)

**--** 2





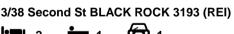
Price: \$767,000

Method: Sold Before Auction

Date: 27/05/2017

Rooms: -

Property Type: Unit



**Agent Comments** 



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Price: \$735,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: Unit

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





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## Chisholm&Gamon

Nick Jones 03 9589 3133 0421 839 425 njones@chisholmgamon.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	/ offered	l for sal	е
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Address	4/308 Beach Road, 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	\$750,000	&	\$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





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