

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

3/359 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$915,000 Property Type Unit Suburb Black Rock

Period - From 01/11/2018 to 31/10/2019 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	2/39 Second St BLACK ROCK 3193	\$838,000	14/06/2019
2	2/35 Bayview Cr BLACK ROCK 3193	\$835,000	03/07/2019
3	1/557 Balcombe Rd BLACK ROCK 3193	\$825,000	21/09/2019

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.~~

This Statement of Information was prepared on:

01/11/2019 10:54

3/359 Beach Road, Black Rock Vic 3193

THE AGENCY

Adrian Wood

03 8578 0388

0404 861 508

adrianwood@theagency.com.au

Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

01/11/2018 - 31/10/2019: \$915,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



2/39 Second St BLACK ROCK 3193 (VG)

Agent Comments

2 - -

Price: \$838,000

Method: Sale

Date: 14/06/2019

Property Type: Flat/Unit/Apartment (Res)



2/35 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$835,000

Method: Private Sale

Date: 03/07/2019

Rooms: 5

Property Type: Unit



1/557 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Unit

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.