

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

2/14 College Grove, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,450,000

&

\$1,590,000

Median sale price

Median price \$1,780,000

Property Type Townhouse

Suburb Black Rock

Period - From 08/03/2021

to 07/03/2022

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	5/22 Middleton St BLACK ROCK 3193	\$1,520,000	21/01/2022
2	386a Balcombe Rd BEAUMARIS 3193	\$1,500,000	17/11/2021
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.~~

This Statement of Information was prepared on:

08/03/2022 18:49



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,590,000

Median Townhouse Price

08/03/2021 - 07/03/2022: \$1,780,000

Comparable Properties



5/22 Middleton St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 21/01/2022

Property Type: Unit

Land Size: 291 sqm approx



386a Balcombe Rd BEAUMARIS 3193 (VG)

Agent Comments

3 - -

Price: \$1,500,000

Method: Sale

Date: 17/11/2021

Property Type: Flat/Unit/Apartment (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.

Account - Jellis Craig | P: 03 9194 1200