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Rooms:

Property Type: Unit

Land Size:

Agent Comments

Comparable Properties



4/27 Third St BLACK ROCK 3193 (REI)

Agent Comments

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Price: \$742,500

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: Unit

Land Size:



1/45 Second St BLACK ROCK 3193 (REI)

Agent Comments

 2  1  1

Price: \$741,000

Method: Auction Sale

Date: 17/12/2016

Rooms: -

Property Type: Unit

Land Size:

8/34 Third St BLACK ROCK 3193 (REI)

Agent Comments

 2  1  1

Price: \$725,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: Unit

Land Size:

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

3/38 Second Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$995,500

Unit X

Suburb Black Rock

Period - From 01/04/2016

to

31/03/2017

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
4/27 Third St BLACK ROCK 3193	\$742,500	25/03/2017
1/45 Second St BLACK ROCK 3193	\$741,000	17/12/2016
8/34 Third St BLACK ROCK 3193	\$725,000	25/03/2017