



Real Estate

STATEMENT OF INFORMATION

20 ELIZA STREET, BLACK ROCK, VIC 3193

PREPARED BY NIKKI WESTON, ZED REAL ESTATE, PHONE: 0432545527



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 ELIZA STREET, BLACK ROCK, VIC 3193 4 2 2

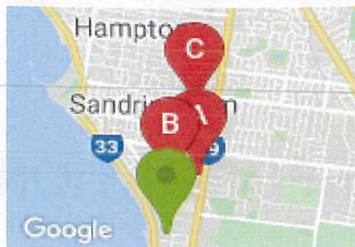
Indicative Selling Price

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

Price Range: \$2,250,000 to \$2,475,000

Provided by: Nikki Weston, Zed Real Estate

MEDIAN SALE PRICE



BLACK ROCK, VIC, 3193

Suburb Median Sale Price (House)

\$1,660,000

01 January 2019 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



73 VICTORIA ST, SANDRINGHAM, VIC 3191 4 2 4

Sale Price

\$2,031,500

Sale Date: 18/04/2019

Distance from Property: 967m



15 LE FEVRE ST, SANDRINGHAM, VIC 3191 4 3 4

Sale Price

\$2,100,000

Sale Date: 08/04/2019

Distance from Property: 756m



4 SALISBURY ST, SANDRINGHAM, VIC 3191 5 4 2

Sale Price

***\$2,425,000**

Sale Date: 21/06/2019

Distance from Property: 1.9km



This report has been compiled on 15/07/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

20 ELIZA STREET, BLACK ROCK, VIC 3193

Indicative selling price

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

Price Range: \$2,250,000 to \$2,475,000

Median sale price

Median price \$1,660,000

House ☒

Unit ☐

Suburb BLACK ROCK

Period 01 January 2019 to 30 June 2019

Source



Comparable property sales

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
73 VICTORIA ST, SANDRINGHAM, VIC 3191	\$2,031,500	18/04/2019
15 LE FEVRE ST, SANDRINGHAM, VIC 3191	\$2,100,000	08/04/2019
4 SALISBURY ST, SANDRINGHAM, VIC 3191	*\$2,425,000	21/06/2019

