

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

65 Stanley Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,815,000

House

X

Unit

Suburb

Black Rock

Period - From 01/07/2018

to

30/06/2019

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	143 Oak St BEAUMARIS 3193	\$1,710,000	22/06/2019
2	22 Surf Av BEAUMARIS 3193	\$1,700,000	25/02/2019
3	33 Rosemary Rd BEAUMARIS 3193	\$1,650,000	06/03/2019

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.



4 2 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



143 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

5 3 2

Price: \$1,710,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 592 sqm approx



22 Surf Av BEAUMARIS 3193 (VG)

Agent Comments

3 - -

Price: \$1,700,000

Method: Sale

Date: 25/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 563 sqm approx



33 Rosemary Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

3 3 2

Price: \$1,650,000

Method: Private Sale

Date: 06/03/2019

Rooms: -

Property Type: House

Land Size: 613 sqm approx