

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

1/49 Second Street, Black Rock Vic 3193

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$945,000

House

Unit

X

Suburb

Black Rock

Period - From

01/10/2016

to

30/09/2017

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	1/56-60 Red Bluff St BLACK ROCK 3193	\$880,000	30/11/2017
2	3/20 Seaview Cr BLACK ROCK 3193	\$822,000	16/09/2017
3	3/3 Ardoyne St BLACK ROCK 3193	\$790,000	18/11/2017

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.

1/49 Second Street, Black Rock Vic 3193

Chisholm&Gamon

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

Year ending September 2017: \$945,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



1/56-60 Red Bluff St BLACK ROCK 3193 (REI) Agent Comments



Price: \$880,000

Method: Private Sale

Date: 30/11/2017

Rooms: -

Property Type: Unit



3/20 Seaview Cr BLACK ROCK 3193 (REI) Agent Comments



Price: \$822,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 3

Property Type: Unit



3/3 Ardoyne St BLACK ROCK 3193 (REI) Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: Villa

Land Size: 128 sqm approx