

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

2/11 Karrakatta Street, Black Rock Vic 3193

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$1,320,000

House

Unit

X

Suburb

Black Rock

Period - From

01/04/2018

to

30/06/2018

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	1/4 Glenmore Cr BLACK ROCK 3193	\$817,000	15/09/2018
2	6/73 Fourth St BEAUMARIS 3193	\$780,000	20/06/2018
3	2/39 Third St BLACK ROCK 3193	\$770,000	28/05/2018

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.



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/4 Glenmore Cr BLACK ROCK 3193 (REI)

Agent Comments

 2  1  1

Price: \$817,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: Unit



6/73 Fourth St BEAUMARIS 3193 (REI/VG)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 20/06/2018

Rooms: 3

Property Type: Unit

2/39 Third St BLACK ROCK 3193 (VG)

Agent Comments

 2  -  -

Price: \$770,000

Method: Sale

Date: 28/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)