

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 75 Stanley Street, Black Rock Vic 3193

Indicative selling price

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

Single price \$1,795,000

Median sale price

Median price \$2,153,000 House X Unit Suburb Black Rock

Period - From 01/10/2017 to 30/09/2018 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	22 Vardon Av BEAUMARIS 3193	\$1,860,000	22/09/2018
2	75 Oak St BEAUMARIS 3193	\$1,750,000	10/11/2018
3	2 Garnet leary Av BLACK ROCK 3193	\$1,750,000	06/07/2018

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.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



22 Vardon Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 602 sqm approx



75 Oak St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 10/11/2018

Rooms: 7

Property Type: House (Res)



2 Garnet leary Av BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 06/07/2018

Rooms: -

Property Type: House