

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

10 & 12 Prospect Grove, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$2,130,000 House ☒ Unit ☐ 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	68 Bluff Rd BLACK ROCK 3193	\$2,175,000	05/04/2018
2	79 Iona St BLACK ROCK 3193	\$2,130,000	21/06/2018
3	13 Arranmore Av BLACK ROCK 3193	\$2,061,000	05/05/2018

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.



Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,400,000

Median House Price

June quarter 2018: \$2,130,000

Comparable Properties



68 Bluff Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,175,000

Method: Private Sale

Date: 05/04/2018

Rooms: -

Property Type: Land (Res)



79 Iona St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,130,000

Method: Private Sale

Date: 21/06/2018

Rooms: 7

Property Type: House (Res)

Land Size: 851 sqm approx



13 Arranmore Av BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,061,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 793 sqm approx