

# 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

36 Seaview Crescent, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,820,000

Property Type

House

Suburb

Black Rock

Period - From

01/10/2018

to

30/09/2019

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 | 41 Seaview Cr BLACK ROCK 3193   | \$1,650,000 | 14/09/2019   |
| 2 | 10 Middleton St BLACK ROCK 3193 | \$1,583,000 | 11/06/2019   |
| 3 | 21 Eliza St BLACK ROCK 3193     | \$1,580,000 | 10/08/2019   |

**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.~~

This Statement of Information was prepared on:

21/10/2019 11:34

36 Seaview Crescent, Black Rock Vic 3193

**hockingstuart**

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending September 2019: \$1,820,000



3 1 2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**41 Seaview Cr BLACK ROCK 3193 (REI)**

**Agent Comments**

3 3 3

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 14/09/2019

**Property Type:** House



**10 Middleton St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,583,000

**Method:** Private Sale

**Date:** 11/06/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 564 sqm approx



**21 Eliza St BLACK ROCK 3193 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 533 sqm approx

**Account** - hockingstuart | P: 03 9583 3246



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.