

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

8a Glenmore Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,765,000

Property Type House

Suburb Black Rock

Period - From 02/11/2019

to

01/11/2020

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	33 Spring St SANDRINGHAM 3191	\$1,701,000	18/06/2020
2			
3			

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:

02/11/2020 15:31

8a Glenmore Crescent, Black Rock Vic 3193

Stephen Tickell

03 9521 9800

0418 177 565

stephen.tickell@belleproperty.com

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

02/11/2019 - 01/11/2020: \$1,765,000



 3  2  3

Property Type: Townhouse

Land Size: 460 approx sqm
approx

Agent Comments

Comparable Properties



33 Spring St SANDRINGHAM 3191 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,701,000

Method: Sold Before Auction

Date: 18/06/2020

Property Type: House (Res)

Land Size: 393 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840