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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,765,000	Pro	Property Type Hous		se		Suburb	Black Rock
Period - From	02/11/2019	to	01/11/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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









Property Type: Townhouse Land Size: 460 approx sqm approx Agent Comments 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

Comparable Properties



33 Spring St SANDRINGHAM 3191 (REI/VG) Agent Comments



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



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.