



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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	345 Beach Rd BLACK ROCK 3193	\$2,920,000	25/05/2017
2	215 Beach Rd BLACK ROCK 3193	\$2,550,000	06/07/2017
3	209 Beach Rd BLACK ROCK 3193	\$1,900,000	26/08/2017

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.





 3  2  2

Rooms:
Property Type: House
Land Size: 408 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,050,000 - \$2,250,000
Median House Price
 June quarter 2017: \$2,120,000

Comparable Properties



345 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

 4  3  2

908m2

Price: \$2,920,000
Method: Private Sale
Date: 25/05/2017
Rooms: -
Property Type: House (Res)



215 Beach Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

 3  3  2

Price: \$2,550,000
Method: Private Sale
Date: 06/07/2017
Rooms: 4
Property Type: House
Land Size: 817 sqm approx



209 Beach Rd BLACK ROCK 3193 (REI)

Agent Comments

 3  2  2

567m2

Price: \$1,900,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)