

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/7 Cheltenham Road, Black Rock, VIC 3193

Indicative selling price

Single Price or Range between

\$1,150,000 - \$1,250,000












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

Median sale price

Median Price \$930,000	Property Type Unit	Suburb BLACK ROCK
Period From 10/04/2019	Period To 10/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	2/307 BLUFF ROAD SANDRINGHAM Price \$1,172,500 Date of Sale 13/09/2019 Land 503 sqm	3  3  2 
	4/77 FOURTH STREET BEAUMARIS Price \$1,300,000 Date of Sale 07/09/2019 Land 240 sqm	3  2  2 
	1/24 FIRST STREET BLACK ROCK Price \$1,235,000 Date of Sale 27/04/2019 Land 345 sqm	2  2  2 