Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property o | ffered for s | sale | | | | | | | | | |
|--|--|-------------------------------------|------|--------------|------------|-------|-------|--------|---------------------------------|----------------------|--|
| Address Including suburb and postcode | | 268 Beach Road, Black Rock Vic 3193 | | | | | | | | | |
| Indicative | selling prid | ce | | | | | | | | | |
| For the mea | ning of this p | orice see | cons | sumer.vic.go | ov.au/unde | erquo | ting | | | | |
| Single | price \$2,09 | 0,000 | | | | | | | | | |
| Median sale price | | | | | | | | | | | |
| Median p | rice \$1,820, | 000 | Pro | operty Type | House | | | Suburb | Black Rock | | |
| Period - Fr | rom 01/10/2 | 2018 | to | 30/09/2019 | , | Sc | ource | REIV | | | |
| Comparab | le property | / sales (| (*De | lete A or B | below a | s ap | plica | ble) | | | |
| mo | 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 | | | | | | | | Pı | ice | Date of sale | |
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| OR | | | | | | | | | | | |
| | | | | | | | | | wer than thre ne last six mo | ee comparable onths. | |
| This Statement of Information was prepared on: | | | | | | | | on: | 24/10/2019 08:42 | | |





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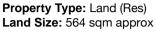
> Indicative Selling Price \$2,090,000

Median House Price Year ending September 2019: \$1,820,000









Agent Comments



Comparable Properties

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 - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



