

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

12 Bent Parade, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,450,000 & \$1,525,000

Median sale price

Median price \$1,820,000 Property Type House Suburb Black Rock

Period - From 01/10/2018 to 30/09/2019 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	41 Seaview Cr BLACK ROCK 3193	\$1,650,000	14/09/2019
2	17 Fourth St BLACK ROCK 3193	\$1,598,000	14/09/2019
3	10 Sturdee Rd BLACK ROCK 3193	\$1,505,000	30/10/2019

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:

06/11/2019 09:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,525,000
Median House Price
Year ending September 2019: \$1,820,000

Comparable Properties



41 Seaview Cr BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 14/09/2019
Property Type: House



17 Fourth St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,598,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 567 sqm approx



10 Sturdee Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,505,000
Method: Private Sale
Date: 30/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 590 sqm approx