

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 College Grove, Black Rock Vic 3193

Indicative selling price

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

Single price \$1,780,000

Median sale price

Median price \$2,100,000

House

X

Unit

Suburb Black Rock

Period - From 01/07/2017

to 30/06/2018

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		
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.

8a College Grove, Black Rock Vic 3193

Chisholm&Gamon

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Indicative Selling Price

\$1,780,000

Median House Price

Year ending June 2018: \$2,100,000



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 290 sqm approx

Agent Comments

Comparable Properties



3 Balcombe Park La BEAUMARIS 3193 (REI)

Agent Comments

 4  3  2

Price: \$1,850,000

Method: Sold After Auction

Date: 23/09/2018

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 454 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.