

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/34 SECOND STREET, BLACK ROCK, VIC  3  1  2

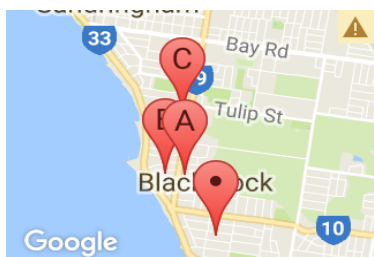
Indicative Selling Price

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

Single Price: **\$890,000**

Provided by: Phoebe Brand, Charlton King

MEDIAN SALE PRICE



BLACK ROCK, VIC, 3193

Suburb Median Sale Price (Unit)

\$880,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3/3 ARDOYNE ST, BLACK ROCK, VIC 3193

 2  1  1

Sale Price

***\$790,000**

Sale Date: 18/11/2017

Distance from Property: 973m



3/20 SEAVIEW CRES, BLACK ROCK, VIC 3193

 2  1  2

Sale Price

***\$822,000**

Sale Date: 16/09/2017

Distance from Property: 1.1km



1/56 RED BLUFF ST, BLACK ROCK, VIC 3193

 2  1  1

Sale Price

Price Withheld

Sale Date: 30/11/2017

Distance from Property: 1.8km



This report has been compiled on 18/12/2017 by Charlton King Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/34 SECOND STREET, BLACK ROCK, VIC 3193

Indicative selling price

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

Single Price:

\$890,000

Median sale price

Median price

\$880,000

House

Unit

X

Suburb

BLACK ROCK

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

Comparable property sales

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
3/3 ARDOYNE ST, BLACK ROCK, VIC 3193	*\$790,000	18/11/2017
3/20 SEAVIEW CRES, BLACK ROCK, VIC 3193	*\$822,000	16/09/2017
1/56 RED BLUFF ST, BLACK ROCK, VIC 3193	Price Withheld	30/11/2017