

Unit offered for sale

Address
Including suburb and
postcode 342 Beach Road Black Rock

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 bed, 2 bath, 2 carpark, ground level 131 sqm– UNIT 1	\$1,550,000	Or range between	\$*	&	\$
3 bed, 2 bath, 2 carparks, ground level 132 sqm – UNIT 2	\$1,495,000	Or range between	\$*	&	\$
3 bed, 2 bath, 2 carpark, ground level – UNIT 3	SOLD	Or range between	\$*	&	\$
3 bed, 2 bath, 2 carpark, ground level 116 sqm– UNIT 4	\$1,349,000	Or range between	\$*	&	\$
3 bed, 2 bath, 4 carpark, first floor 242 sqm – UNIT 5	\$2,995,000	Or range between	\$*	&	\$
2 bed, 2 bath, 1 carpark, first floor 87 sqm – UNIT 6	\$849,000	Or range between	\$*	&	\$
2 bed, 2 bath, 1 carpark, first floor 98 sqm– UNIT 7	\$949,000	Or range between	\$*	&	\$
		Or range between	\$*	&	\$
		Or range between	\$*	&	\$
		Or range between	\$*	&	\$
		Or range between	\$*	&	\$
		Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit/apartments/townhouse median sale price

Median price \$1,050,500

Suburb Black Rock

Period - From 8/2/2017

To 8/8/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

UNIT 1	The estate agent or agent's representative reasonably believes that fewer than three comparable units/apartments were sold within two kilometres of the unit /apartment for sale in the last six months
UNIT 2	The estate agent or agent's representative reasonably believes that fewer than three comparable units/apartments were sold within two kilometres of the unit /apartment for sale in the last six months
UNIT 3	SOLD
UNIT 4	The estate agent or agent's representative reasonably believes that fewer than three comparable units/apartments were sold within two kilometres of the unit /apartment for sale in the last six months
UNIT 5	The estate agent or agent's representative reasonably believes that fewer than three comparable units/apartments were sold within two kilometres of the unit /apartment for sale in the last six months
UNIT 6	The estate agent or agent's representative reasonably believes that fewer than three comparable units/apartments were sold within two kilometres of the unit /apartment for sale in the last six months
UNIT 7	The estate agent or agent's representative reasonably believes that fewer than three comparable units/apartments were sold within two kilometres of the unit /apartment for sale in the last six months

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.