

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$1,975,000

#### Median sale price

Median price \$2,130,000 House X Unit Suburb Black Rock

Period - From 01/04/2018 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	9a Pasadena Av BEAUMARIS 3193	\$2,020,000	19/05/2018
2	1 Page St BEAUMARIS 3193	\$1,950,000	22/02/2018
3	60a Ardoyne St BLACK ROCK 3193	\$1,820,000	09/02/2018

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.~~



   single garage plus one space  
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**Indicative Selling Price**  
 \$1,900,000 - \$1,975,000  
**Median House Price**  
 June quarter 2018: \$2,130,000

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Agent Comments**

Ultimate lifestyle, Architect designed and quality built by Cosatt Builders, awe-inspiring high calibre finish throughout and so close to Village and the beach. Bay glimpses from upstairs, sumptuous finishes, 5 person Lift, stone kitchen, floor to ceiling Italian tiles to wet area's, every extra.

## Comparable Properties



**9a Pasadena Av BEAUMARIS 3193 (REI/VG)**      [Agent Comments](#)

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**Price:** \$2,020,000  
**Method:** Private Sale  
**Date:** 19/05/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Single)  
**Land Size:** 782 sqm approx



**1 Page St BEAUMARIS 3193 (REI/VG)**      [Agent Comments](#)

 4     2     2

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx



**60a Ardoyne St BLACK ROCK 3193 (REI/VG)**      [Agent Comments](#)

 4     2     2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 09/02/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Single)  
**Land Size:** 300 sqm approx