

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 2/18 Second Street, Black Rock Vic 3193

Indicative selling price

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

Single price \$775,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,215,000

*House

*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	1/4 Glenmore Crescent BLACK ROCK 3193	\$817,000	15/09/2018
2	6/73 Fourth Street BEAUMARIS 3193	\$780,000	20/06/2018
3	2/39 Third Street BLACK ROCK 3193	\$770,000	28/05/2018

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.~~