

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 132 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

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		
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.

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Rooms: 2

Property Type: House (Previously

Occupied - Detached)

Land Size:

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,815,000

Median House Price

June quarter 2018: \$2,130,000

Bespoke luxury town living from 'LOWE Design and Build' of unrivalled luxury & lifestyle. This spectacular 2 storey town residence, due for completion in Spring 2019 is favoured by a brilliant beachside location and features stunning bathroom and kitchen finishes and luxury appointments throughout. Walk to Half Moon Bay, Black Rock Village and Golf Courses. Note: downstairs main bedroom suite.

Comparable Properties

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