

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 8b Cullinane Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,132,500 House Unit Suburb Black Rock

Period - From 01/07/2018 to 30/09/2018 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	3 Balcombe Park La BEAUMARIS 3193	\$1,850,000	23/09/2018
2	16 Sarah St BLACK ROCK 3193	\$1,830,000	09/11/2018
3	23a Cooke St SANDRINGHAM 3191	\$1,810,000	20/10/2018

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.~~

8b Cullinane Street, Black Rock Vic 3193



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
September quarter 2018: \$2,132,500

Comparable Properties



3 Balcombe Park La BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Sold After Auction
Date: 23/09/2018
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 454 sqm approx



16 Sarah St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,830,000
Method: Private Sale
Date: 09/11/2018
Rooms: 7
Property Type: Townhouse (Res)



23a Cooke St SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$1,810,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 409 sqm approx