

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

Single Price	\$1,700,000	
--------------	-------------	--

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.

Stephen Tickell

03 9521 9800

0418 177 565

stickell@hockingstuart.com.au

Indicative Selling Price

\$1,700,000

Median House Price

June quarter 2018: \$2,130,000



Rooms: 2

Property Type: House (Previously

Occupied - Detached)

Land Size:

Agent Comments

Bespoke luxury town living from 'LOWE Design and Build' of unrivalled luxury & lifestyle. This spectacular 2 storey townhouse, due for completion in Autumn 2020 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

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.