

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 \$1,690,000 & \$1,790,000

Median sale price*

Median price \$1,780,000 House X Unit Suburb Black Rock

Period - From 01/05/2018 to 01/04/2019 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	16 Sarah St BLACK ROCK 3193	\$1,830,000	09/11/2018
2	23a Cooke St SANDRINGHAM 3191	\$1,810,000	20/10/2018
3	8a College Gr BLACK ROCK 3193	\$1,780,000	31/10/2018

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.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,690,000 - \$1,790,000
Median House Price *
01/05/2018 - 01/04/2019: \$1,780,000
* Agent calculated median

Soon For Completion - May 2019! Soon for completion, this classic contemporary Lowe Design & Build residence showcases the very best in timeless style & practical functionality, situated in one of Black Rock's finest locations within minutes to the Black Rock beach, shopping village & local schools.

Comparable Properties



16 Sarah St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 3 2

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

3 3 2

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



8a College Gr BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,780,000
Method: Private Sale
Date: 31/10/2018
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 290 sqm approx