

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 8 Whitton Court, Black Rock Vic 3193

Indicative selling price

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

Single price \$1,825,000

Median sale price

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

Period - From 01/07/2018 to 30/09/2018 Source REIV

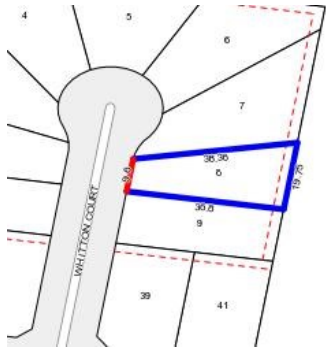
Comparable property sales (*Delete A or B below as applicable)

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	51 Stanley St BLACK ROCK 3193	\$1,800,000	20/09/2018
2	69 Iona St BLACK ROCK 3193	\$1,780,000	30/10/2018
3	7 Lynette Av BEAUMARIS 3193	\$1,750,000	27/10/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 511 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,825,000
Median House Price
 September quarter 2018: \$2,132,500

Comparable Properties



51 Stanley St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 20/09/2018
Rooms: -
Property Type: House
Land Size: 651 sqm approx

69 Iona St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,780,000
Method: Sold Before Auction
Date: 30/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 781 sqm approx



7 Lynette Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 780 sqm approx