# STATEMENT OF INFORMATION

346 BEACH ROAD, BLACK ROCK, VIC PREPARED BY MAITLAND GROUP, 116-118 CHARMAN RD MENTONE





# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



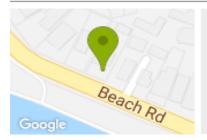
# 346 BEACH ROAD, BLACK ROCK, VIC 🛛 🛱 4 🕒 3 😓 2

Indicative Selling Price

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

Price Range: \$3,200,000 to \$3,500,000

### **MEDIAN SALE PRICE**



# **BLACK ROCK, VIC, 3193**

Suburb Median Sale Price (House)

\$2,035,000

01 July 2017 to 30 June 2018

Provided by: **pricefinder** 

## **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.

This report has been compiled on 26/07/2018 by Maitland Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 346 BEACH ROAD, BLACK ROCK, VIC

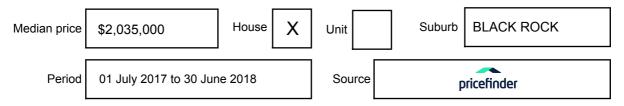
### Indicative selling price

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Price Range:

: \$3,200,000 to \$3,500,000

### Median sale price



#### **Comparable property sales**

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.