

#### Property offered for sale

Address: 3/8 McGregor Avenue Black Rock

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,050,000 & \$1,150,000

#### Median sale price




Median price: \$1,050,500 Unit Suburb: Black Rock  
Period - From: 01/06/2016 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



#### 1/114 Bluff Rd BLACK ROCK




3  2  2 

More like a house, this classic 70s 3 bedroom 2 bathroom family size villa is big, bright and full of potential. Warm with its original

**Sold by Auction \$940,000**  
**Date Sold Mar 2017**



#### 1/43 Iona St BLACK ROCK




3  2  2 

With light-filled spaces in all the right places, this front of three villa provides the ideal solution for those seeking space &

**Sold by Auction \$1,080,000**  
**Date Sold May 2017**



#### 3/563 Balcombe Rd BLACK ROCK

3  2  1 

Be captivated by the sea breeze and the beautiful manicured gardens in this superbly renovated 3 bedroom 2 bathroom rear

**Sold by Auction \$1,160,000**  
**Date Sold Mar 2017**