

# 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

1 Ferguson Street, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,399,500 Property Type House Suburb Black Rock

Period - From 01/01/2024 to 31/12/2024 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	23 Potter St BLACK ROCK 3193	\$2,500,000	15/11/2024
2	4 Mcgregor Av BLACK ROCK 3193	\$2,620,000	14/09/2024
3	68 Weatherall Rd CHELTENHAM 3192	\$2,690,000	20/08/2024

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.~~

This Statement of Information was prepared on:

29/01/2025 16:40

1 Ferguson Street, Black Rock Vic 3193

Byron Kerr

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**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 660 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

Year ending December 2024: \$2,399,500

## Comparable Properties



**23 Potter St BLACK ROCK 3193 (REI)**

Agent Comments



**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** House (Res)

**Land Size:** 525 sqm approx



**4 Mcgregor Av BLACK ROCK 3193 (REI/VG)**

Agent Comments



**Price:** \$2,620,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



**68 Weatherall Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments



**Price:** \$2,690,000

**Method:** Private Sale

**Date:** 20/08/2024

**Property Type:** House (Res)

**Land Size:** 860 sqm approx

Account - Jellis Craig



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