

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

45 Fourth Street, Black Rock Vic 3193

Indicative selling price

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

Single price

\$2,500,000

Median sale price

Median price

\$2,607,500

Property Type

House

Suburb

Black Rock

Period - From

01/04/2021

to

31/03/2022

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	14 Garnet Leary Av BLACK ROCK 3193	\$2,610,000	01/12/2021
2			
3			

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:

24/05/2022 10:14

45 Fourth Street, Black Rock Vic 3193



Shelley Orfanellis

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Indicative Selling Price

\$2,500,000

Median House Price

Year ending March 2022: \$2,607,500



4 3 2

Property Type: House

Land Size: 945.406 sqm approx

Agent Comments

Comparable Properties



**14 Garnet Leary Av BLACK ROCK 3193
(REI/VG)**

Agent Comments

4 2 3

Price: \$2,610,000

Method: Auction Sale

Date: 01/12/2021

Property Type: House (Res)

Land Size: 591 sqm approx

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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