

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

1a Third Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,180,000 Property Type House Suburb Black Rock

Period - From 01/01/2021 to 31/03/2021 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	19 Wattle Av BEAUMARIS 3193	\$2,515,000	26/05/2021
2	1b Third St BLACK ROCK 3193	\$2,610,000	15/05/2021
3	1 Ardoyne St BLACK ROCK 3193	\$2,500,000	02/04/2021

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:

25/06/2021 14:29



Property Type:
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
March quarter 2021: \$2,180,000

Comparable Properties



19 Wattle Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,515,000
Method: Private Sale
Date: 26/05/2021
Property Type: House (Res)



1b Third St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,610,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Townhouse (Res)
Land Size: 348 sqm approx



1 Ardoyne St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 02/04/2021
Property Type: House