

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

2/36 First Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,695,000

&

\$1,750,000

Median sale price

Median price \$1,150,000

Property Type Unit

Suburb Black Rock

Period - From 23/04/2023

to

22/04/2024

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	4/5 Love St BLACK ROCK 3193	\$1,735,000	17/02/2024
2	22 Tulip St BLACK ROCK 3193	\$1,725,000	24/10/2023
3	42 Hardinge St BEAUMARIS 3193	\$1,725,000	27/11/2023

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:

23/04/2024 10:17



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Property Type: Villa

Agent Comments

Indicative Selling Price

\$1,695,000 - \$1,750,000

Median Unit Price

23/04/2023 - 22/04/2024: \$1,150,000

Comparable Properties



4/5 Love St BLACK ROCK 3193 (REI)

Agent Comments

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Price: \$1,735,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)



22 Tulip St BLACK ROCK 3193 (REI/VG)

Agent Comments

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Price: \$1,725,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 685 sqm approx



42 Hardinge St BEAUMARIS 3193 (REI)

Agent Comments

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Price: \$1,725,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: House (Res)

Land Size: 535 sqm approx

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