

## 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

1/325 BEACH ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,150,000

&

\$2,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

Unit

Suburb

Black Rock

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 6 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

1/30 BODLEY STREET BEAUMARIS VIC 3193	\$2,190,000	02-Mar-23
9A LYNETTE AVENUE BEAUMARIS VIC 3193	\$2,250,000	23-Mar-23
124A RESERVE ROAD BEAUMARIS VIC 3193	\$2,285,000	21-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 02 May 2023



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**1/30 BODLEY STREET BEAUMARIS  
VIC 3193**

Sold Price

**\$2,190,000**

Sold Date

**02-Mar-23**



3



3



2

Distance

**2.45km**



**9A LYNETTE AVENUE BEAUMARIS  
VIC 3193**

Sold Price

<sup>RS</sup> **\$2,250,000** <sup>UN</sup>

Sold Date

**23-Mar-23**



4



2



2

Distance

**1.21km**



**124A RESERVE ROAD BEAUMARIS  
VIC 3193**

Sold Price

**\$2,285,000**

Sold Date

**21-Dec-22**



4



3



2

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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