## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/3 Third Street, Black Rock Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$630,000		&		\$693,000			
Median sale pi	rice							
Median price	\$970,000	Pro	operty Type	Unit			Suburb	Black Rock
Period - From	20/06/2022	to	19/06/2023		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

20/06/2023 15:53





**Indicative Selling Price** \$630,000 - \$693,000

**Median Unit Price** 





**Property Type:** 20/06/2022 - 19/06/2023: \$970,000 Agent Comments Basic 2 bedroom unit with no recent comparable sales

# **Comparable Properties**

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 - Hodges | P: 03 95846500 | F: 03 95848216





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