

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

1b Third Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Black Rock

Period - From 01/01/2020

to 31/12/2020

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	13a Florida Av BEAUMARIS 3193	\$2,000,000	18/03/2021
2	4b Bolton St BEAUMARIS 3193	\$2,000,000	17/03/2021
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:

31/03/2021 14:07



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending December 2020: \$2,170,000

Comparable Properties



13a Florida Av BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Sold Before Auction
Date: 18/03/2021
Property Type: Townhouse (Res)
Land Size: 360 sqm approx



4b Bolton St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 17/03/2021
Property Type: Townhouse (Single)

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.