

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 Fourth Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,850,000 Property Type Townhouse Suburb Black Rock

Period - From 25/02/2024 to 24/02/2025 Source Property Data

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	3/43b Arkaringa Cr BLACK ROCK 3193	\$1,850,000	09/12/2024
2	23 Surf Av BEAUMARIS 3193	\$1,810,000	18/10/2024
3	3/43b Arkaringa Cr BLACK ROCK 3193	\$1,850,000	29/09/2024

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:

25/02/2025 12:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median Townhouse Price
25/02/2024 - 24/02/2025: \$1,850,000

Comparable Properties



3/43b Arkaringa Cr BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 09/12/2024
Property Type: Townhouse (Single)

23 Surf Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,810,000
Method: Private Sale
Date: 18/10/2024
Property Type: Townhouse (Res)
Land Size: 325 sqm approx



3/43b Arkaringa Cr BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 29/09/2024
Property Type: Townhouse (Single)

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