## 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	1B Fourth Street, Black Rock Vic 3193
Including suburb and	
postcode	

## Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000
90	<b>4</b> 1,000,000	1	<b>4</b> . , <b>3 3 3</b>

#### Median sale price

Median price \$1,850,000	Pro	operty Type Tov	vnhouse	Suburb	Black Rock
Period - From 25/02/2024	to	24/02/2025	Source	Property	y 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

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 comparableproperties 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)

4





2

**Price:** \$1,850,000 **Method:** Private Sale **Date:** 09/12/2024

Property Type: Townhouse (Single)

**Agent Comments** 

23 Surf Av BEAUMARIS 3193 (REI/VG)

**.** 







2

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)

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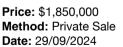












Property Type: Townhouse (Single)

Agent Comments

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



