Statement of Information

Single residential property located in the Melbourne metropolitan area

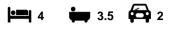
Section 47AF of the Estate Agents Act 1980

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Proper	ty offer	ed for s	sale								
Address Including suburb and postcode			334 Bea	ach F	Road, Black Roc	k Vic 3193					
Indicat	ive sell	ing pric	e								
For the	meaning	of this p	orice see	con	sumer.vic.gov.a	u/underquo	ting				
Range	n \$6,200),000		&	\$6,400,0	00					
Mediar	sale p	rice					1	ī			
Media	an price	\$2,607,	500	Pr	operty Type Ho	use		Suburb	Black Rock		
Period	l - From	01/04/2	021	to	31/03/2022	Sc	ource	REIV			
Compa	ırable p	roperty	sales	(*De	elete A or B be	low as ap	plica	ble)			
A*	months		estate a		es sold within tw t or agent's repr				•		
Address of comparable property									rice	Date of sale	
1											
2											
3											
OR											
B*		•	_		representative re wo kilometres o	•				•	
	This Statement of Information was prepared on:								06/07/2022 16:32		









Property Type: House **Land Size:** 786 sqm approx

Agent Comments

Indicative Selling Price \$6,200,000 - \$6,400,000 Median House Price

Year ending March 2022: \$2,607,500

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



