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 2/307 Beach Road, Black Rock Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale pr	rice							
Median price	\$1,475,000	Pro	operty Type	Unit			Suburb	Black Rock
Period - From	01/04/2022	to	30/06/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	10/310 Beach Rd BLACK ROCK 3193	\$695,000	12/07/2022
2			
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:

10/08/2022 16:18







Property Type: Apartment **Land Size:** 0 sqm approx Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price June quarter 2022: \$1,475,000

Comparable Properties



10/310 Beach Rd BLACK ROCK 3193 (REI)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$695,000 Method: Private Sale Date: 12/07/2022 Property Type: Apartment Agent Comments

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propertydata

two kilometres of the property for sale in the last six months.



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