

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

1/325 BEACH ROAD BLACK ROCK VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,150,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

Unit

Suburb

Black Rock

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

1/30 BODLEY STREET BEAUMARIS VIC 3193	\$2,190,000	02-Mar-23
9A LYNETTE AVENUE BEAUMARIS VIC 3193	\$2,250,000	23-Mar-23
124A RESERVE ROAD BEAUMARIS VIC 3193	\$2,285,000	21-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 02 May 2023



1/30 BODLEY STREET BEAUMARIS VIC 3193 Sold Price **\$2,190,000** Sold Date **02-Mar-23**

 3  3  2

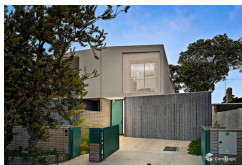
Distance **2.45km**



9A LYNETTE AVENUE BEAUMARIS VIC 3193 Sold Price ^{RS} **\$2,250,000** ^{UN} Sold Date **23-Mar-23**

 4  2  2

Distance **1.21km**



124A RESERVE ROAD BEAUMARIS VIC 3193 Sold Price **\$2,285,000** Sold Date **21-Dec-22**

 4  3  2

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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