

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 Ferguson Street, Black Rock Vic 3193

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,399,500

Property Type

House

Suburb

Black Rock

Period - From

01/01/2024

to

31/12/2024

Source

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 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	23 Potter St BLACK ROCK 3193	\$2,500,000	15/11/2024
2	4 Mcgregor Av BLACK ROCK 3193	\$2,620,000	14/09/2024
3	68 Weatherall Rd CHELTENHAM 3192	\$2,690,000	20/08/2024

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:

29/01/2025 16:40

1 Ferguson Street, Black Rock Vic 3193

Byron Kerr

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Property Type:

Divorce/Estate/Family Transfers

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending December 2024: \$2,399,500

Comparable Properties



23 Potter St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 15/11/2024

Property Type: House (Res)

Land Size: 525 sqm approx



4 McGregor Av BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$2,620,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 669 sqm approx



68 Weatherall Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$2,690,000

Method: Private Sale

Date: 20/08/2024

Property Type: House (Res)

Land Size: 860 sqm approx

Account - Jellis Craig



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