

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 GARNET-LEARY AVENUE, BLACK ROCK, VIC 3193

Indicative selling price

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

Single price

or range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$2,402,810

Property Type

House

Suburb

BLACK ROCK

Period - From

26/03/2024

to

26/03/2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
36 ELIZA STREET BLACK ROCK VIC 3193	\$2,250,000	05/09/2024
72 STANLEY STREET BLACK ROCK VIC 3193	\$2,050,000	26/10/2024
20 TIBBLES STREET BEAUMARIS VIC 3193	\$2,340,000	01/08/2024

This Statement of Information was prepared on:

22/04/2025