buxton

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

17 Fourth Street, Black Rock, VIC 3193

Indicative selling price

Range between

$1,600,000 - $1,700,000

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

Median sale price

Median price	House	Suburb
$ 1,567,500	*Delete house or unit as applicable	BLACK ROCK

Period from	Period to	Source
22/02/2019	21/08/2019	Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



22 SURF AVENUE
BEAUMARIS

3 2 2

$1,700,000
Date Sold 25/02/2019
Land 564 sqm



7 HOLDING STREET
BEAUMARIS

3 2 2

Normal Sale $1,810,000
Date Sold 15/03/2019
Land 778 sqm



14 COREEN AVENUE
BEAUMARIS

4 2 1

Private Treaty $1,585,000
Date Sold 13/04/2019
Land 588 sqm

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