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	12a Fifth Street, Black Rock Vic 3193

Indicative selling price

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

Range between $1,975,000 & $2,025,000

Median sale price

Median price $1,950,000 Property Type House Suburb Black Rock

Period - From 01/07/2021 to 30/09/2021 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	12b Fifth St BLACK ROCK 3193	$1,895,000	01/10/2021
2	9 Cromb Av BEAUMARIS 3193	$1,850,000	22/06/2021
3	1/30 Hornby St BEAUMARIS 3193	$1,800,000	12/08/2021

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: 08/11/2021 16:17

12a Fifth Street, Black Rock Vic 3193

Jenny Dwyer
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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,975,000 - $2,025,000
Median House Price
September quarter 2021: $1,950,000

Comparable Properties



12b Fifth St BLACK ROCK 3193 (REI)

3 2 2

Price: $1,895,000
Method: Sold Before Auction
Date: 01/10/2021
Property Type: Townhouse (Res)

Agent Comments



9 Cromb Av BEAUMARIS 3193 (REI/VG)

3 2 2

Price: $1,850,000
Method: Sold Before Auction
Date: 22/06/2021
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

Agent Comments



1/30 Hornby St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,800,000
Method: Private Sale
Date: 12/08/2021
Property Type: Townhouse (Res)

Agent Comments

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