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	1/308 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,250,000 Property Type Unit Suburb Black Rock

Period - From 09/06/2022 to 08/06/2023 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	1/18 Second St BLACK ROCK 3193	$1,070,000	12/12/2022
2			
3			

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: 09/06/2023 14:34

1/308 Beach Road, Black Rock Vic 3193

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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median Unit Price
09/06/2022 - 08/06/2023: $1,250,000

Comparable Properties



1/18 Second St BLACK ROCK 3193 (REI/VG)

2 1 1

Agent Comments

Price: $1,070,000
Method: Private Sale
Date: 12/12/2022
Property Type: Unit

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.

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