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	36 Eliza Street, Black Rock Vic 3193

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,400,000 Property Type House Suburb Black Rock

Period - From 01/07/2023 to 30/06/2024 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	36 Abbott St SANDRINGHAM 3191	$2,140,000	22/03/2024
2	15 Hobson St SANDRINGHAM 3191	$1,925,000	09/03/2024
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: 22/08/2024 11:53



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Property Type:
Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending June 2024: $2,400,000

Comparable Properties



36 Abbott St SANDRINGHAM 3191 (REI/VG)

3 2 2

Agent Comments

Price: $2,140,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 491 sqm approx



15 Hobson St SANDRINGHAM 3191 (REI/VG)

4 2 1

Agent Comments

Price: $1,925,000
Method: Sold Before Auction
Date: 09/03/2024
Property Type: House (Res)
Land Size: 370.90 sqm approx

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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