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	9 Sarah Street, Black Rock Vic 3193

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,325,000 Property Type House Suburb Black Rock

Period - From 01/01/2023 to 31/12/2023 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	2/19 Central Av BLACK ROCK 3193	$2,130,000	02/12/2023
2	13a Tulip St BLACK ROCK 3193	$2,120,000	15/11/2023
3	49 Seaview Cr BLACK ROCK 3193	$1,999,999	11/10/2023

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: 22/02/2024 09:07

9 Sarah Street, Black Rock Vic 3193

Nick Jones
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0421839425
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3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending December 2023: $2,325,000

Comparable Properties



2/19 Central Av BLACK ROCK 3193 (REI)

4 2 2

Price: $2,130,000
Method: Private Sale
Date: 02/12/2023
Property Type: Townhouse (Single)
Land Size: 463 sqm approx

Agent Comments



13a Tulip St BLACK ROCK 3193 (REI)

4 3 3

Price: $2,120,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: House (Res)

Agent Comments



49 Seaview Cr BLACK ROCK 3193 (REI)

3 2 2

Price: $1,999,999
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 360 sqm approx

Agent Comments

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