

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

1/5 Third Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,265,000 Property Type Unit Suburb Black Rock

Period - From 01/01/2024 to 31/03/2024 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	5/64 Edward St SANDRINGHAM 3191	\$1,145,000	02/03/2024
2	70 Ardoyne St BLACK ROCK 3193	\$1,050,000	18/05/2024
3	4/6 First St BLACK ROCK 3193	\$920,000	10/01/2024

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:

18/06/2024 16:23

1/5 Third Street, Black Rock Vic 3193



Amanda Thomson

03 9598 1111

0418 266 326

AThomson@hodges.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2024: \$1,265,000



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Superb front Villa of only 3 just moments to the bay with easy walking track just metres away. Fully renovated throughout, large living, huge main bedroom & spacious 2nd bedroom, Stone and Bosch kitchen and single auto garage. Location +++

Comparable Properties



5/64 Edward St SANDRINGHAM 3191 (REI)

Agent Comments

2 2 1

Price: \$1,145,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit



70 Ardoyne St BLACK ROCK 3193 (REI)

Agent Comments

2 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)



4/6 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

3 1 1

Price: \$920,000

Method: Private Sale

Date: 10/01/2024

Property Type: Unit

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.