

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

10 Oconnor Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

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

Period - From 01/10/2023 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	49 Seaview Cr BLACK ROCK 3193	\$1,999,999	11/10/2023
2	57 Bayview Cr BLACK ROCK 3193	\$1,920,000	09/02/2024
3	6a College Gr BLACK ROCK 3193	\$1,905,000	31/10/2023

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 11:18

10 Oconnor Street, Black Rock Vic 3193



Nick Jones

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

December quarter 2023: \$2,325,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



49 Seaview Cr BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,999,999

Method: Private Sale

Date: 11/10/2023

Property Type: House

Land Size: 360 sqm approx



57 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$1,920,000

Method: Sold Before Auction

Date: 09/02/2024

Property Type: House (Res)



6a College Gr BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$1,905,000

Method: Private Sale

Date: 31/10/2023

Property Type: Townhouse (Single)

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



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