## 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

18 Sturdee Road, Black Rock Vic 3193

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,400,000		&		\$2,600,000				
Median sale p	rice								
Median price	\$2,325,000	Pro	operty Type	Hous	se		Suburb	Black Rock	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	520 Balcombe Rd BEAUMARIS 3193	\$2,750,000	18/12/2023
2	9 Munro St BLACK ROCK 3193	\$2,590,000	09/03/2024
3	13 Marshall Av HIGHETT 3190	\$2,321,000	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:

09/04/2024 14:45



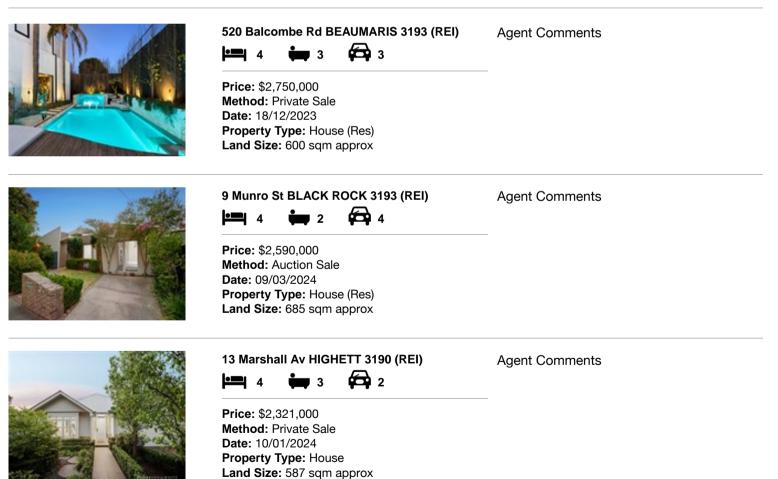




**Property Type:** House Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending December 2023: \$2,325,000

# **Comparable Properties**



#### Account - Marshall White | P: 03 9822 9999



Propertydata

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