

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 between \$2,400,000 & \$2,600,000

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	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



4 2 2

Property Type: House

Agent Comments

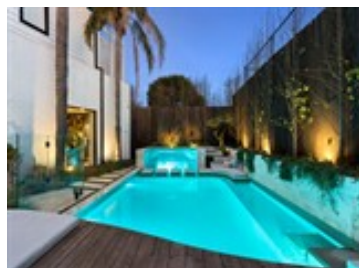
Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending December 2023: \$2,325,000

Comparable Properties



520 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 3

Price: \$2,750,000

Method: Private Sale

Date: 18/12/2023

Property Type: House (Res)

Land Size: 600 sqm approx



9 Munro St BLACK ROCK 3193 (REI)

Agent Comments

4 2 4

Price: \$2,590,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 685 sqm approx



13 Marshall Av HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$2,321,000

Method: Private Sale

Date: 10/01/2024

Property Type: House

Land Size: 587 sqm approx

Account - Marshall White | P: 03 9822 9999