

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

2/17 First Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Black Rock

Period - From 31/01/2023 to 30/01/2024 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	3/16 Second St BLACK ROCK 3193	\$905,000	11/11/2023
2	2/56 Red Bluff St BLACK ROCK 3193	\$811,000	07/08/2023
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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:

31/01/2024 21:11



Property Type:
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median Unit Price
31/01/2023 - 30/01/2024: \$960,000

Comparable Properties



3/16 Second St BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$905,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit



2/56 Red Bluff St BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$811,000
Method: Private Sale
Date: 07/08/2023
Property Type: Villa

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.

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