Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/252 Beach Road, Black Rock Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$2,400,000	Pro	operty Type	Hou	ise		Suburb	Black Rock
Period - From	01/04/2023	to	31/03/2024		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 sixmonths 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	4/6 First St BLACK ROCK 3193	\$920,000	10/01/2024
2			
3			

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:

02/07/2024 11:03







Property Type: Unit Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending March 2024: \$2,400,000

Comparable Properties



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



Price: \$920,000 Method: Private Sale Date: 10/01/2024 Property Type: Unit Agent Comments

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.

Account - Marshall White | P: 03 9822 9999





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