## 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 2/46 Fourth Street, Black Rock Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$1,390,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,175,000	Pro	perty Type	Unit			Suburb	Black Rock
Period - From	05/02/2023	to	04/02/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4A Nautilus St BEAUMARIS 3193	\$1,500,000	06/01/2024
2	1/157 Dalgetty Rd BEAUMARIS 3193	\$1,465,000	10/10/2023
3	7 Pasadena Av BEAUMARIS 3193	\$1,460,000	16/09/2023

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:

05/02/2024 11:07







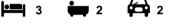


Rooms: 8 Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,390,000 - \$1,450,000 Median Unit Price 05/02/2023 - 04/02/2024: \$1,175,000

# **Comparable Properties**



4A Nautilus St BEAUMARIS 3193 (REI)



Price: \$1,500,000 Method: Private Sale Date: 06/01/2024 Property Type: Townhouse (Single) Agent Comments

Agent Comments



1/157 Dalgetty Rd BEAUMARIS 3193 (VG)



Price: \$1,465,000 Method: Sale Date: 10/10/2023 Property Type: Townhouse (Single) Land Size: 338 sqm approx



7 Pasadena Av BEAUMARIS 3193 (REI/VG)



Agent Comments

Price: \$1,460,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 383 sqm approx

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



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