

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

2/46 Fourth Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,390,000 & \$1,450,000

Median sale price

Median price \$1,175,000 Property Type Unit Suburb Black Rock

Period - From 05/02/2023 to 04/02/2024 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	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



3 3 2

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)

Agent Comments

3 2 2

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



1/157 Dalgetty Rd BEAUMARIS 3193 (VG)

Agent Comments

3 - -

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

3 2 2

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

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