

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 247 Beach Road, Black Rock, VIC 3193

Indicative selling price

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

Single price or range between \$3,900,000 & \$4,200,000

Median sale price

Median price \$2,350,500 Property type House Suburb BLACK ROCK
Period - From 16/10/2022 to 15/10/2023 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 235-237 Beach Road Black Rock Vic 3193	\$3,970,000	2023-05-27
2 37 Fernhill Road Sandringham Vic 3191	\$3,900,000	2023-08-19
3		

This Statement of Information was prepared on: 16/10/2023

