

# 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

3/19 Fourth Street, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$860,000

### Median sale price

Median price \$905,000 Property Type Unit Suburb Black Rock

Period - From 06/06/2023 to 05/06/2024 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	2/579 Balcombe Rd BLACK ROCK 3193	\$844,000	18/03/2024
2	1/310 Beach Rd BLACK ROCK 3193	\$835,000	15/02/2024
3	2/17 First St BLACK ROCK 3193	\$831,000	24/02/2024

**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:

06/06/2024 09:11



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$860,000  
**Median Unit Price**  
06/06/2023 - 05/06/2024: \$905,000

## Comparable Properties



**2/579 Balcombe Rd BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$844,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** Unit



**1/310 Beach Rd BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$835,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2024  
**Property Type:** Apartment



**2/17 First St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$831,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit

**Account - Hodges** | P: 03 95846500 | F: 03 95848216