

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

3/323 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$910,000 Property Type Unit Suburb Black Rock

Period - From 12/04/2023 to 11/04/2024 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	3/19 Fourth St BLACK ROCK 3193	\$765,500	28/10/2023
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:

12/04/2024 12:19

Ryan Castles
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Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

12/04/2023 - 11/04/2024: \$910,000



2 1 1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/19 Fourth St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$765,500

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840