

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

38 Eliza Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,700,000 & \$2,850,000

Median sale price

Median price \$2,399,500 Property Type House 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	195 Beach Rd BLACK ROCK 3193	\$3,075,000	17/02/2024
2	520 Balcombe Rd BEAUMARIS 3193	\$2,750,000	18/12/2023
3	12 Miller St SANDRINGHAM 3191	\$2,575,000	17/02/2024

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 10:57

38 Eliza Street, Black Rock Vic 3193



Property Type:
Divorce/Estate/Family Transfers
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,850,000
Median House Price
06/06/2023 - 05/06/2024: \$2,399,500

Comparable Properties



195 Beach Rd BLACK ROCK 3193 (REI/VG) **Agent Comments**



Price: \$3,075,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 450 sqm approx



520 Balcombe Rd BEAUMARIS 3193 (REI/VG) **Agent Comments**



Price: \$2,750,000
Method: Private Sale
Date: 18/12/2023
Property Type: House (Res)
Land Size: 600 sqm approx



12 Miller St SANDRINGHAM 3191 (REI/VG) **Agent Comments**



Price: \$2,575,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 599 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.