

# 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

4/5 Love 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$2,325,000 Property Type House Suburb Black Rock

Period - From 01/01/2023 to 31/12/2023 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	1/19 First St BLACK ROCK 3193	\$1,800,000	13/10/2023
2	3/7 Karrakatta St BLACK ROCK 3193	\$1,663,500	14/09/2023
3	6 Darcy Av SANDRINGHAM 3191	\$1,630,000	23/09/2023

**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:

22/01/2024 12:53



4   2   2

**Property Type:** Townhouse (Res)

**Land Size:** 226 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

Year ending December 2023: \$2,325,000

## Comparable Properties



**1/19 First St BLACK ROCK 3193 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 13/10/2023

**Property Type:** House (Res)



**3/7 Karrakatta St BLACK ROCK 3193 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,663,500

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Unit



**6 Darcy Av SANDRINGHAM 3191 (REI)**

Agent Comments

3   2   2

**Price:** \$1,630,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 451 sqm approx

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