

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

76 Stanley Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$2,425,000 & \$2,525,000

Median sale price

Median price \$2,752,500 Property Type House Suburb Black Rock

Period - From 01/01/2024 to 31/03/2024 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	21 Scott St BEAUMARIS 3193	\$2,500,000	02/03/2024
2	9 Munro St BLACK ROCK 3193	\$2,590,000	09/03/2024
3	47 Ardoyne St BLACK ROCK 3193	\$2,450,000	25/11/2023

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:

24/04/2024 13:28

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Indicative Selling Price

\$2,425,000 - \$2,525,000

Median House Price

March quarter 2024: \$2,752,500



4 2 3

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties

21 Scott St BEAUMARIS 3193 (REI)

Agent Comments

3 3 2

Price: \$2,500,000

Method:

Date: 02/03/2024

Property Type: House



9 Munro St BLACK ROCK 3193 (REI)

Agent Comments

4 2 4

Price: \$2,590,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 685 sqm approx



47 Ardoyne St BLACK ROCK 3193 (REI/VG)

Agent Comments

5 2 2

Price: \$2,450,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 645 sqm approx

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