Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 221 Beach Road, Black Rock Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$3,400,000		&		\$3,740,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hou	ise		Suburb	Black Rock
Period - From	02/10/2023	to	01/10/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	78 Vincent St SANDRINGHAM 3191	\$3,500,000	05/04/2024
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:

02/10/2024 10:02









Rooms: 7 Property Type: House Land Size: 595 sqm approx Agent Comments Indicative Selling Price \$3,400,000 - \$3,740,000 Median House Price 02/10/2023 - 01/10/2024: \$2,400,000

Agent Comments

Comparable Properties



78 Vincent St SANDRINGHAM 3191 (REI/VG)



Price: \$3,500,000 Method: Private Sale Date: 05/04/2024 Property Type: House Land Size: 569 sqm approx

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.

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propertydata



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