

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 3/238 Beach Road, Black Rock Vic 3193

Indicative selling price

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

Single price \$949,000

Median sale price

Median price \$1,130,000

Property Type Unit

Suburb Black Rock

Period - From 01/07/2020

to 30/06/2021

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	1/527 Balcombe Rd BLACK ROCK 3193	\$967,000	19/06/2021
2	3/39 Fourth St BLACK ROCK 3193	\$910,000	12/07/2021
3	1/14 First St BLACK ROCK 3193	\$905,000	07/07/2021

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:

06/08/2021 16:26



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$949,000

Median Unit Price

Year ending June 2021: \$1,130,000

Comparable Properties



1/527 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$967,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)



3/39 Fourth St BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$910,000

Method: Private Sale

Date: 12/07/2021

Property Type: Unit



1/14 First St BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$905,000

Method: Private Sale

Date: 07/07/2021

Property Type: Unit

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