Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,020,000

Property offered for sale

Address	53 Second Street, Black Rock Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

Median sale price

Median price	\$2,399,500	Pro	perty Type	House		Suburb	Black Rock
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

9 Haydens Rd BEAUMARIS 3193

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.

Add	ress of comparable property	Price	Date of sale	
1	5 McNaught St BEAUMARIS 3193	\$2,033,000	18/12/2024	
2	72 Stanley St BLACK ROCK 3193	\$2,050,000	26/10/2024	

OR

3

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:	17/02/2025 12:00



12/10/2024





Indicative Selling Price \$2,000,000 - \$2,200,000 **Median House Price**

Year ending December 2024: \$2,399,500

Property Type: House (Res) Land Size: 584 sqm approx

Agent Comments



Comparable Properties

5 McNaught St BEAUMARIS 3193 (REI/VG)





Agent Comments

Price: \$2,033,000 Method: Private Sale Date: 18/12/2024 Property Type: House Land Size: 692 sqm approx



72 Stanley St BLACK ROCK 3193 (REI/VG)





Price: \$2,050,000 Method: Auction Sale

Date: 26/10/2024 Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments



9 Haydens Rd BEAUMARIS 3193 (REI/VG)



Price: \$2,020,000 Method: Auction Sale Date: 12/10/2024

Property Type: House (Res) Land Size: 689 sqm approx **Agent Comments**

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





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