

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

2/228-229 BEACH ROAD BLACK ROCK VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,650,500

Property type

House

Suburb

Black Rock

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

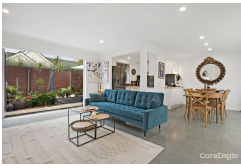
Date of sale

5/24 MIDDLETON STREET BLACK ROCK VIC 3193	1275000	15-Apr-24
4/46 MIDDLETON STREET BLACK ROCK VIC 3193	1210000	21-Aug-24
5/216-218 BEACH ROAD BLACK ROCK VIC 3193	1170000	08-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 23 September 2024



**5/24 MIDDLETON STREET BLACK
ROCK VIC 3193**

 3  2  2

Sold Price

1275000

Sold Date **15-Apr-24**

Distance **0.24km**



**4/46 MIDDLETON STREET BLACK
ROCK VIC 3193**

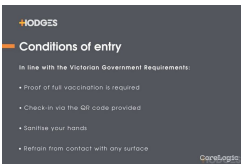
 3  2  2

Sold Price

^{RS} **1210000**

Sold Date **21-Aug-24**

Distance **0.41km**



**5/216-218 BEACH ROAD BLACK
ROCK VIC 3193**

 3  2  1

Sold Price

1170000

Sold Date **08-Apr-24**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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