

# 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 4 Mcgregor Avenue, Black Rock Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,400,000

### Median sale price

Median price \$2,400,000 Property Type House Suburb Black Rock

Period - From 01/07/2023 to 30/06/2024 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	76 Stanley St BLACK ROCK 3193	\$2,370,000	12/06/2024
2	19 Cullinane St BLACK ROCK 3193	\$2,400,000	26/02/2024
3	20 Gareth Av BEAUMARIS 3193	\$2,325,000	24/02/2024

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.~~

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4 Mcgregor Avenue, Black Rock Vic 3193



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**Indicative Selling Price**

\$2,300,000 - \$2,400,000

**Median House Price**

Year ending June 2024: \$2,400,000



4 3 3

**Property Type:** House

**Land Size:** 669 sqm approx

Agent Comments

## Comparable Properties



**76 Stanley St BLACK ROCK 3193 (REI)**

Agent Comments

4 2 3

**Price:** \$2,370,000

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** House

**Land Size:** 657 sqm approx



**19 Cullinane St BLACK ROCK 3193 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,400,000

**Method:** Sold Before Auction

**Date:** 26/02/2024

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**20 Gareth Av BEAUMARIS 3193 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,325,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 635 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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