## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,300,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hous	se		Suburb	Black Rock
Period - From	01/07/2023	to	30/06/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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.

This Statement of Information was prepared on:

23/08/2024 12:36



4 Mcgregor Avenue, Black Rock Vic 3193



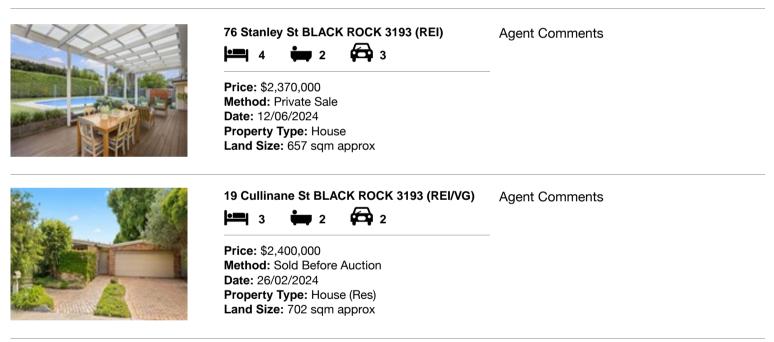




**Property Type:** House **Land Size:** 669 sqm approx Agent Comments njones@hodges.com.au Indicative Selling Price \$2,300,000 - \$2,400,000 Median House Price Year ending June 2024: \$2,400,000

Nick Jones 03) 9598 1111 0421839425

# **Comparable Properties**





20 Gareth Av BEAUMARIS 3193 (REI/VG)



EI/VG) Agent Comments

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



propertydata com.au

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