Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

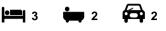
Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		2/46 Second Street, Black Rock Vic 3193							
Indicativ	e selling pric	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$1,695,000									
Median sale price									
Mediar	price \$2,400,	000 Pr	operty Type	House	Sub	urb Black	Rock		
Period - From 01/10/2023 to 30/09/2024 Source REI					l				
Comparable property sales (*Delete A or B below as applicable)									
ŗ	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	С	ate of sale	
1									
2									
3									
OR									
	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:						2-	21/10/2024 14:14		









Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,695,000 Median House Price Year ending September 2024: \$2,400,000

Comparable Properties

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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