

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 2/46 Second Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,750,000 & \$1,820,000

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	22 Fourth St BLACK ROCK 3193	\$1,770,000	21/09/2024
2	25 Rosemary Rd BEAUMARIS 3193	\$1,760,000	22/08/2024
3	24 Central Av BLACK ROCK 3193	\$1,800,000	10/05/2024

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: 30/09/2024 12:12



3 2 2

Property Type: Townhouse
(Single)

Land Size: 519 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,750,000 - \$1,820,000

Median House Price

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

Comparable Properties



22 Fourth St BLACK ROCK 3193 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,770,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 596 sqm approx



25 Rosemary Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,760,000

Method: Sold Before Auction

Date: 22/08/2024

Property Type: House (Res)

Land Size: 613 sqm approx

24 Central Av BLACK ROCK 3193 (VG)

[Agent Comments](#)

3 - -

Price: \$1,800,000

Method: Sale

Date: 10/05/2024

Property Type: House (Res)

Land Size: 568 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597