## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/54 First Street, Black Rock Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,270,000	Pro	operty Type	Unit			Suburb	Black Rock
Period - From	01/01/2024	to	31/12/2024		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 sixmonths 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	3/4 Ardoyne St BLACK ROCK 3193	\$1,100,000	10/02/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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:

05/03/2025 13:13









**Property Type:** Unit **Land Size:** 395 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending December 2024: \$1,270,000

# **Comparable Properties**



3/4 Ardoyne St BLACK ROCK 3193 (REI) 2 
2 
1

Price: \$1,100,000 Method: Private Sale Date: 10/02/2025 Property Type: Unit Agent Comments

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.

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



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