

# 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

14 Smeed Street, 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

\$1,900,000

&

\$2,000,000

### Median sale price

Median price

\$2,590,000

Property Type

House

Suburb

Black Rock

Period - From

03/10/2024

to

02/04/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Royal Avenue Sandringham VIC 3191	\$1,830,000	26/10/2024
72 Stanley Street Black Rock VIC 3193	\$2,050,000	26/10/2024
52 Bayview Crescent Black Rock VIC 3193	\$1,823,000	16/10/2024

This Statement of Information was prepared on:

03/04/2025