

# 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 2/18 First 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 \$1,700,000 & \$1,800,000

### 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	1/53 Reserve Rd BEAUMARIS 3193	\$1,770,000	11/08/2024
2	5/446 Balcombe Rd BEAUMARIS 3193	\$1,825,000	03/05/2024
3	11a Grandview Av BEAUMARIS 3193	\$1,750,000	07/03/2024

**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.~~

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2/18 First Street, Black Rock Vic 3193



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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

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



3 2 2

**Property Type:** Townhouse

**Land Size:** 598 sqm approx

Agent Comments

## Comparable Properties



1/53 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

**Price:** \$1,770,000

**Method:** Sold After Auction

**Date:** 11/08/2024

**Property Type:** Townhouse (Res)



5/446 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 3

**Price:** \$1,825,000

**Method:** Private Sale

**Date:** 03/05/2024

**Property Type:** House

**Land Size:** 438 sqm approx



11a Grandview Av BEAUMARIS 3193 (REI/VG)

Agent Comments

3 3 2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 07/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 352 sqm approx

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