

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

22 Fourth Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,820,000 Property Type Townhouse Suburb Black Rock

Period - From 28/08/2023 to 27/08/2024 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	24 Central Av BLACK ROCK 3193	\$1,800,000	10/05/2024
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.~~

This Statement of Information was prepared on:

28/08/2024 16:23



Property Type:

Divorce/Estate/Family Transfers

Land Size: 596 sqm approx

Agent Comments

Comparable Properties

24 Central Av BLACK ROCK 3193 (VG)

Agent Comments



Price: \$1,800,000

Method: Sale

Date: 10/05/2024

Property Type: House (Res)

Land Size: 568 sqm approx



5/446 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments



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



Price: \$1,750,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Res)

Land Size: 352 sqm approx