

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 3/46 Fourth Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,135,000 Property Type Unit Suburb Black Rock

Period - From 01/10/2019 to 31/12/2019 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	41b Arkaringa Cr BLACK ROCK 3193	\$1,060,000	16/11/2019
2	1/33 Bayview Cr BLACK ROCK 3193	\$1,050,000	09/11/2019
3	19a Comas Rd BEAUMARIS 3193	\$1,050,000	07/12/2019

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: 21/01/2020 09:42



2 2 2

Property Type: Townhouse
(Single)

Land Size: 292 sqm approx

Agent Comments

Comparable Properties



41b Arkaringa Cr BLACK ROCK 3193 (REI)

Agent Comments

2 1 2

Price: \$1,060,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Unit



1/33 Bayview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Unit



19a Comas Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)