

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

3/269-270 Beach Road Black Rock VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Black Rock

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

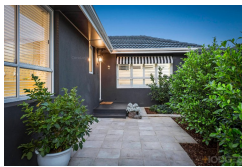
Date of sale

3/3 First Street Black Rock VIC 3193	\$1,380,000	12-Jun-21
2/51 Second Street Black Rock VIC 3193	\$1,220,000	05-Mar-21
7/114 Bluff Road Black Rock VIC 3193	\$1,206,000	13-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 20 July 2021



3/3 First Street Black Rock VIC 3193

 3  1  2

Sold Price

^{RS}

\$1,380,000

Sold Date

12-Jun-21

Distance

0.71km



2/51 Second Street Black Rock VIC 3193

 3  1  2

Sold Price

\$1,220,000

Sold Date

05-Mar-21

Distance

1.22km



7/114 Bluff Road Black Rock VIC 3193

 3  2  2

Sold Price

\$1,206,000

Sold Date

13-Mar-21

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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