

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

7/4 KARRAKATTA STREET 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

\$960,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

Unit

Suburb

Black Rock

Period-from

01 Sep 2023

to

31 Aug 2024

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

3/28 MIDDLETON STREET BLACK ROCK VIC 3193	\$895,000	10-Aug-24
6/216-218 BEACH ROAD BLACK ROCK VIC 3193	\$960,000	05-Aug-24
1/5 THIRD STREET BLACK ROCK VIC 3193	\$980,000	08-Jul-24

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.~~

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3/28 MIDDLETON STREET BLACK ROCK VIC 3193

 2  1  1

Sold Price

^{RS}

\$895,000

Sold Date **10-Aug-24**

Distance **0.83km**



6/216-218 BEACH ROAD BLACK ROCK VIC 3193

 2  1  1

Sold Price

^{RS}

\$960,000

^{UN}

Sold Date **05-Aug-24**

Distance **1.17km**



1/5 THIRD STREET BLACK ROCK VIC 3193

 2  1  1

Sold Price

\$980,000

Sold Date **08-Jul-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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