

# 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

1/8 Bayview Crescent, 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,010,000 Property Type Unit Suburb Black Rock

Period - From 01/07/2023 to 30/09/2023 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.

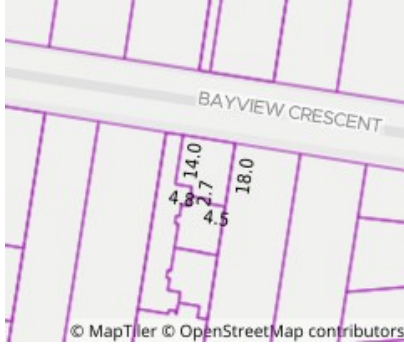
	Address of comparable property	Price	Date of sale
1	2/17 Victory St SANDRINGHAM 3191	\$989,000	16/09/2023
2	1/308 Beach Rd BLACK ROCK 3193	\$985,000	06/07/2023
3	2/64 Edward St SANDRINGHAM 3191	\$940,000	16/08/2023

**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:

21/11/2023 14:30



**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

September quarter 2023: \$1,010,000

## Comparable Properties



**2/17 Victory St SANDRINGHAM 3191 (REI/VG)** **Agent Comments**



**Price:** \$989,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** Unit



**1/308 Beach Rd BLACK ROCK 3193 (REI/VG)** **Agent Comments**



**Price:** \$985,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** Unit



**2/64 Edward St SANDRINGHAM 3191 (REI)** **Agent Comments**



**Price:** \$940,000

**Method:** Sold Before Auction

**Date:** 16/08/2023

**Property Type:** Unit

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139