

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

3/60 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,163,750 Property Type Unit Suburb Black Rock

Period - From 01/01/2023 to 31/12/2023 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	2/64 Edward St SANDRINGHAM 3191	\$940,000	16/08/2023
2	3/16 Second St BLACK ROCK 3193	\$905,000	11/11/2023
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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:

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Property Type: House (Res)
Land Size: 1294 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median Unit Price
Year ending December 2023: \$1,163,750

Comparable Properties



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



Price: \$940,000
Method: Sold Before Auction
Date: 16/08/2023
Property Type: Unit



3/16 Second St BLACK ROCK 3193 (REI/VG) **Agent Comments**



Price: \$905,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit

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.

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