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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$870,000		&		\$920,000			
Median sale p	rice							
Median price	\$1,163,750	Pro	operty Type	Unit			Suburb	Black Rock
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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
3			

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:

23/01/2024 12:41









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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propertydata



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