

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

5/217 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,178,250

Property type

Unit

Suburb

Black Rock

Period-from

01 Mar 2023

to

29 Feb 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

1/8 BAYVIEW CRESCENT BLACK ROCK VIC 3193	\$1,152,500	16-Dec-23
4/64 EDWARD STREET SANDRINGHAM VIC 3191	\$1,250,000	15-Dec-23
1/233-237 BLUFF ROAD SANDRINGHAM VIC 3191	\$1,212,000	24-Feb-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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1/8 BAYVIEW CRESCENT BLACK ROCK VIC 3193

2 1 1

Sold Price **\$1,152,500** Sold Date **16-Dec-23**

Distance **0.44km**



4/64 EDWARD STREET SANDRINGHAM VIC 3191

3 2 2

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **15-Dec-23**

Distance **0.49km**



1/233-237 BLUFF ROAD SANDRINGHAM VIC 3191

3 1 2

Sold Price ^{RS} **\$1,212,000** Sold Date **24-Feb-24**

Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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