

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 5/82-84 Bluff Road, Black Rock Vic 3193

Indicative selling price

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

Range between \$700,000 & \$765,000

Median sale price

Median price \$1,198,250 Property Type Unit Suburb Black Rock

Period - From 01/10/2022 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	3/19 Fourth St BLACK ROCK 3193	\$765,500	28/10/2023
2	5/323 Beach Rd BLACK ROCK 3193	\$735,000	29/06/2023
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: 30/10/2023 17:09



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$700,000 - \$765,000
Median Unit Price
Year ending September 2023: \$1,198,250

Comparable Properties



3/19 Fourth St BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$765,500
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit



5/323 Beach Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$735,000
Method: Sold Before Auction
Date: 29/06/2023
Property Type: Apartment

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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