

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 52 Bayview Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Black Rock

Period - From 01/07/2023 to 30/06/2024 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	22 Fourth St BLACK ROCK 3193	\$1,770,000	21/09/2024
2	24 Central Av BLACK ROCK 3193	\$1,800,000	10/05/2024
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: 24/09/2024 10:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending June 2024: \$2,400,000

Comparable Properties



22 Fourth St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,770,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 596 sqm approx

24 Central Av BLACK ROCK 3193 (VG)

Agent Comments



Price: \$1,800,000
Method: Sale
Date: 10/05/2024
Property Type: House (Res)
Land Size: 568 sqm approx

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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