

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 67B Red Bluff Street, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,197,500 Property Type Unit Suburb Black Rock

Period - From 01/10/2023 to 30/09/2024 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	1/179 Beach Rd SANDRINGHAM 3191	\$1,275,000	05/09/2024
2	4/46 Middleton St BLACK ROCK 3193	\$1,210,000	21/08/2024
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: 07/11/2024 12:14



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000

Median Unit Price
Year ending September 2024: \$1,197,500

Comparable Properties



1/179 Beach Rd SANDRINGHAM 3191 (REI) Agent Comments



Price: \$1,275,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: Unit



4/46 Middleton St BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 21/08/2024
Property Type: House

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.