Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 67B Red Bluff Street, Black Rock Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,197,500	Pro	operty Type	Unit			Suburb	Black Rock
Period - From	01/10/2023	to	30/09/2024		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	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



67B Red Bluff Street, Black Rock Vic 3193

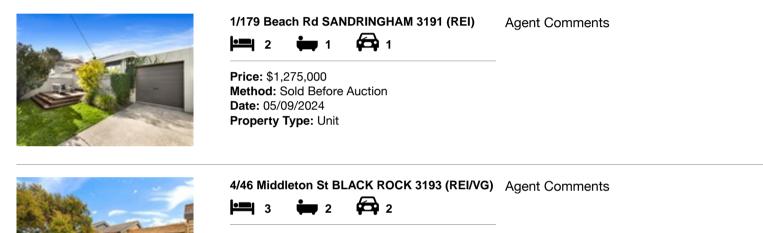


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Property Type: Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median Unit Price Year ending September 2024: \$1,197,500

Comparable Properties



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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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