

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 7/2a Sylvia Crescent, Black Rock Vic 3193

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,270,000 Property Type Unit Suburb Black Rock

Period - From 01/01/2024 to 31/12/2024 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	2/46 Second St BLACK ROCK 3193	\$1,625,000	19/12/2024
2	42b Bayview Cr BLACK ROCK 3193	\$1,570,000	11/12/2024
3	41b Arkaringa Cr BLACK ROCK 3193	\$1,615,000	09/12/2024

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: 28/02/2025 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Unit Price
Year ending December 2024: \$1,270,000

Comparable Properties



2/46 Second St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,625,000
Method: Private Sale
Date: 19/12/2024
Property Type: Townhouse (Single)
Land Size: 519 sqm approx



42b Bayview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,570,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 281 sqm approx



41b Arkaringa Cr BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,615,000
Method: Private Sale
Date: 09/12/2024
Property Type: House

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597