Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
3/6 SYLVIA CRESCENT BLACK ROCK VIC 3193						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
\$1,100,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$1,267,500	Property type			Unit	Suburb	Black Rock
01 Dec 2023	to	to 30 Nov 2024		Source	Corelogic	
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 6 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						
	3/6 SYLVIA CF ce see consumer.vic \$1,100,000 pplicable) \$1,267,500 01 Dec 2023 sales (*Delete A properties sold with ont's representative of	3/6 SYLVIA CRESCE ce see consumer.vic.gov.au \$1,100,000 pplicable) \$1,267,500 Prop 01 Dec 2023 to sales (*Delete A or B to properties sold within two- nt's representative consider	3/6 SYLVIA CRESCENT BLACK ce see consumer.vic.gov.au/underquot \$1,100,000 \$1,100,000 pplicable) \$1,267,500 Property type 01 Dec 2023 to 30 Nov 2 sales (*Delete A or B below as a properties sold within two kilometres on the representative considers to be more	3/6 SYLVIA CRESCENT BLACK ROC ce see consumer.vic.gov.au/underquoting (*D \$1,100,000 cor range between pplicable) \$1,267,500 Property type 01 Dec 2023 to 30 Nov 2024 sales (*Delete A or B below as applicate properties sold within two kilometres of the pont's representative considers to be most compared.	3/6 SYLVIA CRESCENT BLACK ROCK VIC 3193 December 2023 to 30 Nov 2024 Source sales (*Delete A or B below as applicable) The properties sold within two kilometres of the property for sale of the property sale of the pro	3/6 SYLVIA CRESCENT BLACK ROCK VIC 3193 The see consumer.vic.gov.au/underquoting (*Delete single price or range \$1,100,000 or range between \$1,100,000 Property type Unit Suburb 01 Dec 2023 to 30 Nov 2024 Source sales (*Delete A or B below as applicable) The properties sold within two kilometres of the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last of the property for sale in the property for sale in the last of the property

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 6 months.

This Statement of Information was prepared on: 12 December 2024



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